

CITY OF WEST TORRENS



Notice of Special Committee Meeting

NOTICE IS HEREBY GIVEN in accordance with Sections 87 and 88 of the
Local Government Act 1999, that a meeting of the

SPECIAL STRATEGY AND COMMUNITY COMMITTEE MEETING

Members: Councillor A Mangos (Presiding Member), Mayor J Trainer,
Councillors: R Haese, G Palmer, G Vlahos, K McKay, S Rypp, G Demetriou, M Hill,
M Farnden, S Tsiaparis, G Nitschke, T Polito, J Woodward, C O'Rielly

of the

CITY OF WEST TORRENS

will be held in the Council Chambers, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

TUESDAY, 3 OCTOBER 2017
at the conclusion of the Governance Committee Meeting

Terry Buss
Chief Executive Officer

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1 MEETING OPENED**2 PRESENT****3 APOLOGIES****Apologies****Committee Members:**

Cr Megan Hill

Leave of Absence**Committee Members:**

Cr Garth Palmer

4 DISCLOSURE STATEMENTS

Committee Members are required to:

1. Consider Section 73 and 75 of the *Local Government Act 1999* and determine whether they have a conflict of interest in any matter to be considered in this Agenda; and
2. Disclose these interests in accordance with the requirements of Sections 74 and 75A of the *Local Government Act 1999*.

5 CONFIRMATION OF MINUTES**RECOMMENDATION**

That the Minutes of the meeting of the Strategy and Community Committee held on 19 September 2017 be confirmed as a true and correct record.

6 COMMUNICATIONS BY THE CHAIRPERSON**7 QUESTIONS WITH NOTICE**

Nil

8 QUESTIONS WITHOUT NOTICE**9 MOTIONS WITH NOTICE**

Nil

10 MOTIONS WITHOUT NOTICE

11 STRATEGY AND COMMUNITY REPORTS

11.1 Underdale and Torrensville Urban Renewal Development Plan Amendment

Brief

This reports presents the outcomes of the public and agency consultation on the Underdale and Torrensville Urban Renewal Development Plan Amendment.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The attached Summary of Consultation and Proposed Amendments Report relating to the Underdale and Torrensville Urban Renewal Development Plan Amendment be endorsed and referred to the Minister for Planning.
2. The attached Summary and Response to Agency Submissions Report relating to the Underdale and Torrensville Urban Renewal Development Plan Amendment be endorsed and referred to the Minister for Planning.
3. The attached post-consultation version of the Underdale and Torrensville Urban Renewal Development Plan Amendment be endorsed and referred to the Minister for Planning for approval.
4. The attached Underdale and Torrensville Open Space Study and Underdale and Torrensville Urban Renewal Development Plan Amendment Traffic Analysis Study be received.
5. The Chief Executive Officer be authorised to sign the Certificate required to confirm that the Torrensville and Underdale Urban Renewal Development Plan Amendment is suitable for approval, pursuant to section 25 of the *Development Act 1993* (and in accordance with schedule 4B of the *Development Regulations 2008*).
6. The Chief Executive Officer be granted delegated authority to make minor changes of a technical or editorial nature only to the Underdale and Torrensville Urban Renewal Development Plan Amendment and/or Summary of Consultation and Proposed Amendments Report, if considered necessary to facilitate final approval of the Underdale and Torrensville Urban Renewal Development Plan Amendment.

Introduction

In September 2014, Council submitted a Statement of Intent (SOI) for a proposed Underdale and Torrensville Residential/Industry Interface Development Plan Amendment to the Minister for Planning (Minister). The SOI sought to rezone part of the existing Industry Zone in Underdale and Torrensville for mixed use/residential purposes.

Following the submission of an amended SOI the Minister wrote to Council in support of an amended form of the proposed Development Plan Amendment, on 8 December 2016, to rezone part of the existing Industry Zone in Underdale and Torrensville to the Urban Employment Zone. The Minister also encouraged Council to work with the Department of Transport, Planning and Infrastructure (DPTI) to assist in the preparation of a new Urban Renewal Zone to be used as part of the Planning and Design Code to be implemented under the *Planning, Development and Infrastructure Act 2016* (PDI Act).

At its meeting on 21 March 2017, Council considered the Urban Employment Zone and the Urban Renewal Zone policy options for the Underdale and Torrensville study area. Council decided to progress the Development Plan Amendment to implement the Urban Renewal Zone module. This decision supports Council's desire for residential development and other 'lower impact' development to replace higher impact, non-residential activities in the affected area over time.

At its meeting on 20 June 2017, Council resolved to release the Underdale and Torrensville Urban Renewal Development Plan Amendment (DPA) for co-current public and agency consultation.

The 'affected area' considered in the DPA is part of the Industry Zone in the suburbs of Underdale and Torrensville. The affected area includes all the land currently zoned 'Industry' within Underdale and Torrensville located south and/or west of Ashwin Parade through to Holbrooks Road. It **does not** affect land currently zoned 'Industry' located north of Ashwin Parade.

The public and agency consultation was undertaken for a period of 8 weeks from Tuesday 27 June 2017 until Wednesday 23 August 2017 in accordance with the approved SOI and involved:

- Formally writing to the Minister, relevant state government agencies, relevant Councils and State and Federal Members of Parliament whose electorates fall within the City of West Torrens.
- Formally writing to all landowners and occupiers in and adjacent to the affected area.
- Contacting individuals and organisations that participated in previous consultation in the investigations for the DPA that had provided the Administration with their contact details.
- Publishing a notice in the Government Gazette.
- Publishing a notice in the Westside Weekly and Coast City Weekly.
- Making copies of the DPA available at the West Torrens Civic Centre at 165 Sir Donald Bradman Drive, Hilton SA 5033.
- Posting information on the City of West Torrens website and social media accounts.
- Holding a public 'drop in' information session was held at the Thebarton Community Centre from 4 - 6.30pm on Wednesday 26 July 2017 attended by approximately 30 people.

During the formal consultation period, 41 written submissions were received. Copies of the written public submissions are attached (**Attachment 1 under separate cover**). A map showing the spatial distribution of the submitters is attached (**Attachment 2**).

Two state government agencies also submitted comments on the DPA. Comments from the DPTI and the Environment Protection Authority (EPA) are attached (**Attachment 3**).

A public meeting was held on 5 September 2017 and 10 submitters presented verbal submissions.

Pursuant to its Terms of Reference and section 25 (1)(c) of the *Development Act 1993*, the Strategy and Community Prescribed Standing Committee (Committee) is required to consider all submissions received and may provide the Council with advice in relation to the representations. Consequently, this report is presented to the Committee for its consideration and recommendations to Council.

The following options are available for the Committee to recommend to Council with regard to how to proceed with the DPA:

1. The DPA be submitted, including any amendments subsequent to the public consultation, to the Minister for a decision;
2. The DPA not proceed and the Minister be notified of its decision; or
3. Further consultation on the DPA be undertaken particularly if substantial changes to the DPA are proposed.

If Council decides to submit the DPA to the Minister, it is required to be accompanied by a Summary of Consultation and Proposed Amendments (SCPA) Report and a Summary and Response to Agency Submissions (SRAS) Report. A draft SCPA Report is attached **(Attachment 4)** and a draft SRAS Report is attached **(Attachment 5)**.

A copy of the proposed revised DPA is also attached **(Attachment 6)**.

Discussion

Analysis of submissions

The 41 public written submissions and 2 agency comments received on the DPA raised a range of issues including:

- Support and opposition for the proposed rezoning
- Appropriateness of Urban Renewal Zone
- Extent of the proposed zone
- Impacts on existing industrial activities (including noise)
- Residential density and built form
- Site contamination
- Transport, access and parking
- Open space provision.

This report summarises the key issues described above and makes recommendations on how the Committee and Council may consider these issues.

Support and opposition for the proposed rezoning

Twenty-two submissions were received in support for the rezoning and a further 10 submissions were received that supported the rezoning but suggested changes to the DPA. The suggested changes are summarised as follows:

- Amend policies relating to development density and building form
- Address traffic management issues
- Address amenity of existing businesses
- Amend the zoning boundary to include or exclude a specific property
- Retain existing noise limits.

A further 3 submissions did not support the rezoning and a further 6 submissions did not support the rezoning but would support it if changes to the DPA were made. The suggested changes are summarised as follows:

- Address traffic management issues
- Address the economic viability of potential site contamination remediation
- Implement the Urban Employment Zone
- Postpone the rezoning
- Retain the existing maximum noise limits
- Address potential for increased land use conflicts
- Amend the zoning boundary to only rezone individual larger allotments.

Appropriateness of Urban Renewal Zone

Seven submissions supported the retention of the area as an employment focused area and raised concerns about the introduction of more sensitive development including medium density housing. Two submissions suggested that the Urban Employment Zone would be better suited as it would enable the establishment of a wider range of business land uses that would be compatible with existing industrial activities.

The DPA area currently is zoned Industry however it presently has a range of land uses and is not considered a 'prime industrial area'. The area has a number of characteristics which supports its long term transition to a wider range of low impact land uses (including medium density housing), including:

- Proximity to the River Torrens Linear Park, CBD, local shops and facilities;
- Existing vacant or underutilised properties;
- Existing residential and industrial interface issues;
- Wider long term trends in declining industrial development in inner suburb areas; and
- Local residential community interest in the area transitioning.

If the Committee and Council prefers to retain the Underdale and Torrensville Industry Zone as a long term employment hub within the Council area, the Urban Employment Zone would be the most appropriate zone policy approach to enhance the area's employment and economic function and to continue to limit residential development.

However, if Council seeks to enable the long term transition of the Underdale and Torrensville industrial area to enable medium density residential development and other 'low impact' non-residential uses while enabling the ongoing operation of existing businesses, it is recommended that the Urban Renewal Zone is the most appropriate zoning approach available to achieve this outcome.

Extent of the proposed zone

Four submissions proposed amendments to the proposed Urban Renewal Zone boundary. These are addressed individually below:

- A submitter sought to retain the Industry Zone at 125-127 Holbrooks Road, Underdale. The allotment is surrounded by the Residential Zone to the direct north and east of the site and the establishment of new industrial activities would likely to be constrained by the proximity to existing residential area. Further most of the present Industrial Zone lots along Holbrooks Road are in light industrial or commercial land uses and the Urban Renewal Zone envisages these types of land uses in addition to other land uses such as medium density residential development.

- A submitter sought to retain the Industry Zone in the block bound by Hardys Road, Ashley Street, Stephens Avenue and Howie Avenue. However this is not considered appropriate as it would not facilitate the long term resolution of potential industrial/residential land use interface conflict, and potentially further exacerbate the issue.
- A submitter sought for only large lots in the existing Industry Zone to be rezoned to urban Renewal Zone. This approach is not considered appropriate as it is likely to exacerbate industrial/residential land use interface conflicts in the long term. Further it does not acknowledge that the existing low-density residential development located on smaller allotments in the zone is more suited to the Urban Renewal Zone than retain the existing Industry Zone.
- A submitter sought to include 2 Herbert Avenue, Torrensville in the rezoning. Properties fronting Herbert Street are currently zoned Residential Zone Low Density Policy Area 21 and envisage low density residential development. 'Spot zoning' 2 Herbert Avenue is not considered appropriate due to its low density context and further consultation with landowners and occupiers in Herbert Avenue would be required if Council sought to rezone properties along this street.

No changes to the proposed zone boundary in the DPA are proposed for the reasons discussed above.

Impacts on existing industrial activities (including noise)

Seven submitters raised concerns about the impact of the rezoning and eventual redevelopment (particularly of residential development) on the long term operation of existing activities and were concerned that their operations would be forced to relocate.

Legally established activities have "existing use" rights to continue operating irrespective of any new zoning introduced. This means that although the Urban Renewal Zone envisages "light industry" and "service industry" land uses, existing industrial land uses that don't met the "light" or "service" industry definition may still continue to operate indefinitely.

Nine submitters specifically raised concerns regarding noise including the impact on their business operations of the reduced maximum noise levels under the *Environment Protection (Noise) Policy 2007* (EPA Noise Policy) which are based on an area's Development Plan zone policy.

All activities within the DPA area are required to comply with the EPA Noise Policy and the *Guidelines for use of the Environment Protection (Noise) Policy 2007* including the following maximum noise levels as set out below:

Zone	Indicative noise factor (dB(A))	
	Day (7am -10pm)	Night (10pm -7am)
Industry Zone (existing)	62	55
Urban Renewal Zone (proposed)	57	50

Note: Incorrect maximum noise levels were published in the DPA Community Factsheet (they were for the more sensitive Residential Zone rather than the Urban Renewal Zone). The Environment Protection Authority has confirmed the indicative noise levels provided in the above table is the correct interpretation of the *Environment Protection (Noise) Policy 2007* and the *Guidelines for use of the Environment Protection (Noise) Policy 2007*.

While the table above indicates that the rezoning would result in stricter (quieter) maximum noise levels for all activities including existing industrial activities the EPA's submission requested that Council remove the removing the maximum noise level requirement for "60dB(A) Lmax between 10pm and 7am" from the DPA (this provision had been included in the original advice provided to the Administration by DPTI and EPA). This change would remove the instantaneous maximum noise level requirement, but retain the continuous maximum noise level requirement which is consistent with the mixed use zone requirements in the EPA Noise Policy. It is recommended that Council accepts this change to the DPA as set out in the revised DPA in **Attachment 6**.

In the case of the DPA area, if existing industries are only just complying with the current Noise Policy they may not be able to comply with the stricter noise compliance levels (in the future) unless they undertake new attenuation measures. However, they would not be required to do so unless a noise complaint is lodged, then investigated and only if the noise is determined to be causing a local nuisance under the *Local Nuisance and Litter Control Act 2016*.

It is noted that Council is not responsible for the management of noise from sites that are licensed by the EPA. In circumstances where a complaint relates to these sites, Council will need to refer this to the EPA for their consideration. Advice from the EPA indicates that these premises captured within the rezoning would also be required to comply with the same noise levels applicable in the EPA Noise Policy.

In the Urban Renewal Zone, any proposals for new sensitive development (i.e. dwellings, residential land division) would be required to be assessed against the Development Plan provisions which consider environmental impacts such as noise.

Residential density and built form

A number of submitters raised concerns or suggested amendments to the DPA regarding the proposed policy relating to residential density and built form, including minimum/average site areas, maximum building heights, building setbacks, minimum private open space dimensions, storage and minimum garage dimensions and minimum car parking requirements.

Three submissions sought increased development density (through higher building limits and reduced sites areas), while some other submissions sought a lower development density. The proposed development density to be enabled through the DPA is governed by a range of policies including minimum allotment areas, dwellings per hectare, building sizes and building setbacks.

The development density proposed for the Urban Renewal Zone in Underdale and Torrensville is considered to be appropriate as it is intended to facilitate the long-term transition of the area and limiting redevelopment to a lower density would not enable future redevelopment of the area. Further, the medium density housing enabled in the DPA is at a scale compatible with the interface with neighbouring low and medium density residential areas and the policy provisions have a level of consistency with other areas where medium density development is enabled (Residential Zone Medium Density Policy Areas and Urban Corridor Zone). Therefore, it is recommended that no changes to the general residential density and built form provisions are made in the DPA.

However one submitter representing the landowner at 75-91 Hardys Road, Underdale, sought to increase the maximum building height to 6 storeys and reduce minimum site areas across all building types for future development at 75-91 Hardys Road, Underdale. The submission summarised a master planning process undertaken by the submitter and proposed two potential development concept plans for the site if the area is rezoned to Urban Renewal Zone. The submission and associated concept plans supported the findings of a previous study that the long-term transition of the area will likely be enabled by the development of key "catalyst" sites.

In recognition of the potential catalyst role of the site and the potential capacity for future development to manage impacts within the site, it is recommended that the following changes to the DPA are made:

- Insert a new concept plan to only apply to 75-91 Hardys Road, Underdale to guide future coordinated development outcomes at the site. The proposed concept plan identifies indicative vehicle and pedestrian access points, 2 local road connections, the provision of public open space and landscaping, an increased building setback along Hardys Road and an area where reduced minimum/average site area requirements are considered appropriate.
- Amend the Desired Character Statement to reflect that development will be undertaken in accordance with the new concept plan.
- Insert a new Principle of Development Control to enable reduced minimum/average site areas in the area identified in the new concept plan.

It is further recommended that no changes to the maximum building height applicable to 75-91 Hardys Road, Underdale (or indeed the whole DPA area) are made in the DPA. The existing maximum building height of 3 storeys in the area where 75-91 Hardys Road, Underdale is located is considered appropriate for the scale and density of development envisaged in the DPA area. It is also noted that there is no non-complying trigger for development that exceeds the maximum building heights but that any proposed development that exceeds two storeys would be considered Category 2 Public Notification and adjoining property owners/occupiers must be notified by letter.

It is recommended that Council accepts the above changes to the DPA as set out in the revised DPA in **Attachment 6**.

Site Contamination

A submitter was concerned that the cost of remediating site contamination in association with existing/previous industrial activities would make residential redevelopment uneconomic for private developers. The submitter sought Council or another government agency to financially contribute to any remediation costs to enable residential development. Otherwise, the submitter considered the current and foreseeable future value of the area to be for industrial land uses.

The Urban Renewal Zone envisages the development of a range of land uses in addition to residential development. If new sensitive development (i.e. dwellings) is not economic due to the cost of remediating site contamination, land owners are able to develop the land for a range of other compatible non-sensitive land uses. This approach provides landowners with more options than if the area was rezoned to the Residential Zone policy module. The intent of the DPA is to provide flexibility to facilitate a long term transition to residential and other 'low impact' land uses.

At this stage, it is not recommended that Council consider making financial contributions to the remediation of existing/previous industrial activities to enable private development in the DPA area.

Transport, access and parking

Eleven submitters raised issues relating to transport, access and car parking in the DPA area. Some concerns related to the management and improvement of existing traffic and car parking issues within the area. The key points raised in submissions are summarised as follows:

- Concern residential development will increase traffic, cause congestion, increase conflicts between traffic servicing residential and non-residential land uses and inadequate on-street parking provision throughout the area (including specific concerns regarding Holbrooks Road, Hardys Road, Stephen Avenue, Hayward Avenue and Vintage Road)

- Request a review of traffic management in the area and that necessary upgrades are undertaken before the area is rezoned.
- Request for various changes to the local road network, including limiting through traffic in area, limiting truck access, replacing existing intersections, removing existing roundabouts and limiting access to specific streets.
- Request for the implementation of smart transport infrastructure to support increased residential development.
- Request for off-street car parking requirements to be sufficient to accommodate all parking generation (so there is no demand for on-street parking).
- Request for no new vehicle access points on Hardys Road and on-street parking on Hardys Road to be set aside for use as vehicle loading areas only.

The Administration has undertaken a traffic analysis study for the Underdale and Torrensville Urban Renewal DPA area. The report discusses existing planned transport upgrades and identifies future transport upgrades in the area needed if future development is undertaken in accordance with the Urban Renewal Zone. The traffic analysis report is enclosed as an attachment to the SCPA Report in **Attachment 4**.

The traffic analysis report recommends the following amendments to the DPA:

- Ashley Street and Hardys Road have an increased building setback of 5 metres to facilitate future road infrastructure upgrades for the major collector route in the DPA area.
- Increased traffic pressure on Hardys Road should be managed by new residential development along Hardys Road having vehicle access via a rear laneway and no direct vehicle access to Hardys Road or, if direct access is necessary, shared access between dwellings should be considered together with forward entry and exit movements.
- The future potential redevelopment of 75-91 Hardys Road, Underdale, should include the provision for 2 local road connections through 75-91 Hardys Road, Underdale, which provide indirect, local access through the site between Hardys Road and Sherriff Street. Any new road connections should be offset from existing road intersections and road design should be in accordance with Council's Transport Strategy.

In light of the traffic analysis report recommendations, the following changes to the DPA are recommended:

- Amend Principle of Development Control 24 to provide for an increased minimum dwelling setback from Hardys Road and Ashley Street of 5 metres and a subsequent change to the Desired Character Statement to explain the setback allow for future street infrastructure upgrades.
- Insert a new Principle of Development Control to manage vehicle access to new residential development along Hardys Road.
- Insert a new concept plan to only apply to 75-91 Hardys Road, Underdale and amend the Desired Character Statement to guide future coordinated development outcomes at the site including the identification of indicative vehicle and pedestrian access points and 2 local road connections.

It is recommended that Council accepts the above changes to the DPA as set out in the revised DPA in **Attachment 6**.

The traffic analysis report also makes other recommendations to traffic management and road infrastructure provision in the Underdale and Torrensville area which will be considered as part of the implementation of the current Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management (LATM) Plan approved in 2016 and the future revision of the LATM Plan. These recommendations are:

- Consider options to upgrade the junction at Ashley Street/Holbrooks Road
- Consider traffic management measures for Sheriff Street
- Implement roundabout at Ashley Street/Hardys Road as part of the current LATM Plan
- Re-arrange Hardys Road/Ashwin Parade junction as part of the current LATM Plan
- Consider amending the road function to Local Collector Road of Hardys Road south of Ashley Street
- Consider road and streetscape upgrade options for Ashley Street
- Consider road and streetscape upgrade options for Hardys Road and include future bicycle lanes when the road is widened
- Provide appropriate east-west and north-south bicycle linkages

As development occurs in the area over time, Council will continue to proactively manage local traffic through the revision and implementation of the Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan.

Open space provision

The City of West Torrens *Open Space and Public Plans Plan* (2013) identifies a deficiency in Council's open space provision north of Henley Beach Road between Holbrooks Road and South Road.

The proposed Urban Renewal Zone and any subsequent residential redevelopment within the area is likely to further exacerbate the existing open space needs in the Underdale and Torrensville area.

As a result, at its meeting on 20 June 2017, Council resolved:

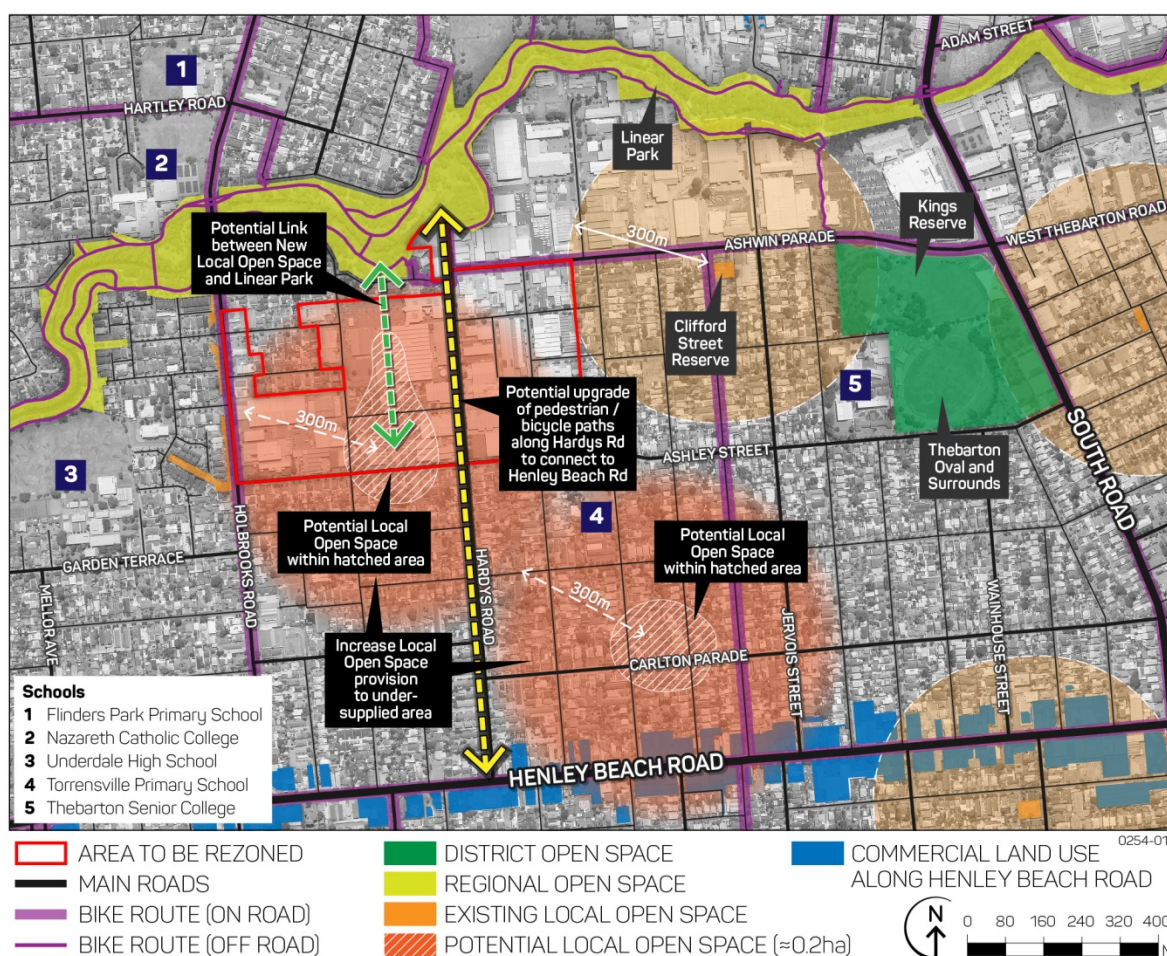
That Council investigate opportunities for acquisition of open space in the proposed new Urban Renewal Zone.

Ekistics Planning and Design were engaged to prepare a study exploring opportunities to enhance open space provision in Underdale and Torrensville. The report is enclosed as an attachment to the SCPA Report in **Attachment 4**.

The report methodology included analysis of relevant strategic and statutory open space planning documents, open space provision and funding mechanisms, best practice guidelines, trends in open space usage and demand and the local population profile.

The report outlines an open space opportunities plan which recommends the following and as shown in the plan overleaf:

- A new local level open space facility within the area to be rezoned in the vicinity of Ashley Street;
- A new local level open space in the vicinity of Carlton Parade;
- Potential open space connection through 75-91 Hardys Road, Underdale to facilitate a link between the proposed new local level open space in the vicinity of Ashley Street and the River Torrens Linear Park; and
- An upgrade to the cycling and walking facilities along Hardys Road to improve connections between the existing and future retail areas along Henley Beach Road and the River Torrens Linear Park (noting that a portion of Hardy's Road has already been upgraded).



The above recommendations have been included in the revised proposed Development Plan Amendment by identifying the north-south open space linkage and a shared path along Hardys Road in the new concept plan for 75-91 Hardys Road, Underdale.

The study identifies that the new local level facilities are recommended to have an area of approximately 0.2 hectares which would likely involve the purchase of two or three existing adjoining allotments.

The Administration has identified further opportunities for providing open space that may be explored in the Underdale and Torrensville area, including:

- The acquisition of open space to widen and enhance the River Torrens Linear Park north of Ashwin Parade. This may be achieved through land division or negotiated land acquisition.
- Extending a cycling and walking shared path connection from the northern end of Hayward Avenue to the River Torrens Linear Park. This may be achieved through land division or negotiated land acquisition.
- Pursuing a site licence agreement for the provision of open space, which may be for a fixed term, on vacant land owned by DPTI that may be reserved in the long term for a potential Holbrooks Road/Marion Road realignment.
- Pursuing a site licence agreement with Torrensville Primary School, this may be for a fixed term.

Next steps

This report recommends the DPA be amended subsequent to the public and agency consultation as set out in **Attachment 6** and submitted to the Minister to make a final decision.

If Council is of the mind to not to proceed with the DPA, it would be required to notify the Minister of its decision.

If Council is of the mind to undertake additional investigations or further consultation on the DPA, these may be undertaken before further deliberation on the DPA. However, this will require additional cost and delay the finalisation and approval of the DPA for an unspecified period of time.

If the DPA is submitted to the Minister, there is no statutory timeframe in which the Minister for Planning is required to make a decision. However, it is noted that a decision is likely to be made before or after the upcoming March 2018 State Election and the associated caretaker period.

Once the Minister makes a decision on the DPA, the Minister will notify the Council. If the Minister decides to approve the DPA it will be gazetted and referred to the Environment, Resources and Development Committee (ERDC) of Parliament.

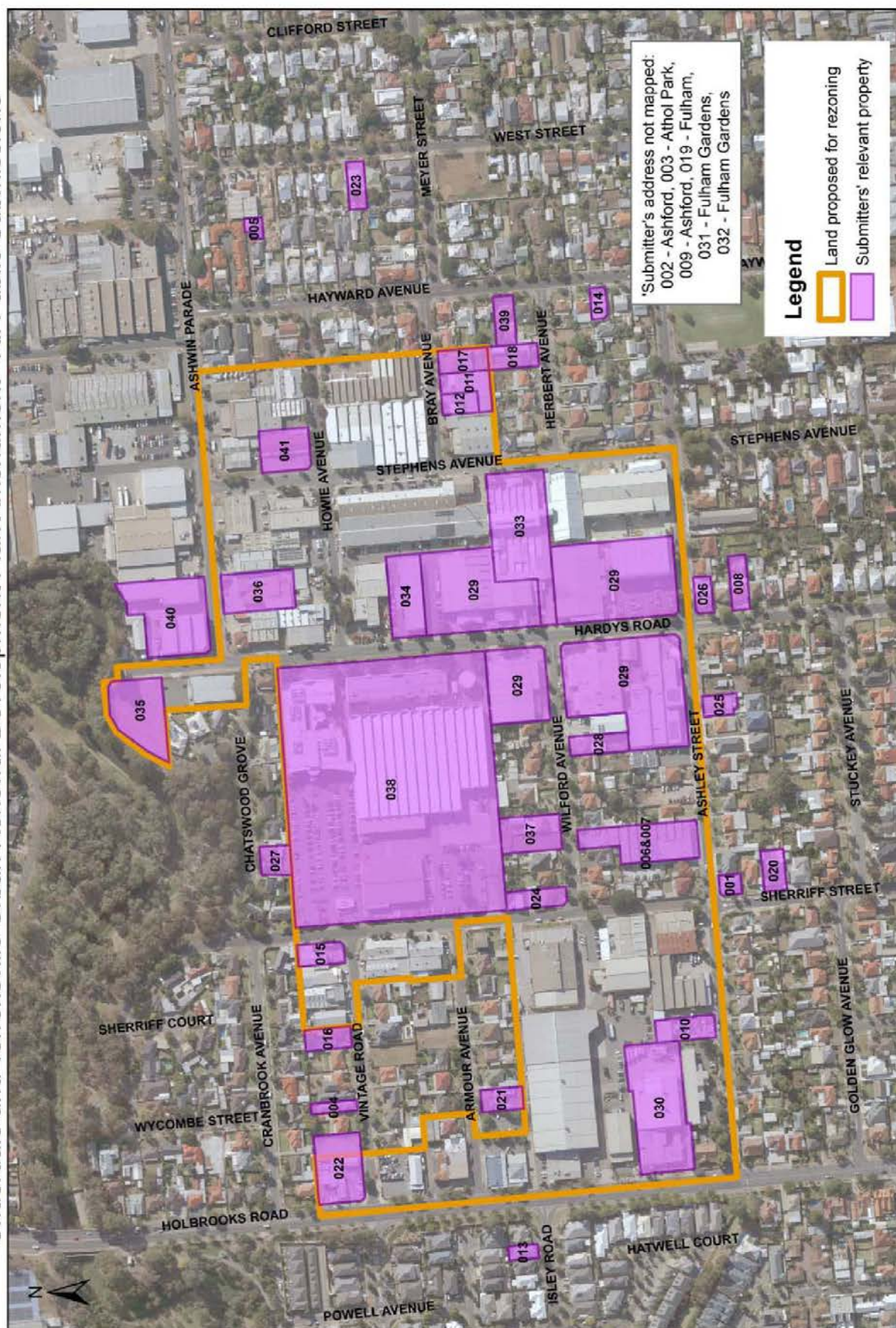
Conclusion

The public and agency consultation on the Underdale and Torrensville Urban Renewal DPA has now concluded. This report summarises the public and agency submissions received, the recommended response to submissions and further research undertaken to inform Council's decision on how to proceed with the DPA. This report recommends the Council proceeds with the DPA and submits the necessary documentation to the Minister.

Attachments

1. **Public Submissions (under separate cover)**
2. **Map of submitter's relevant properties**
3. **Agency submissions**
4. **Summary of Consultation and Proposed Amendments (SCPA) Report**
5. **Summary and Response to Agency Submissions (SRAS) Report**
6. **Revised Development Plan Amendment**

Underdale and Torrensville Urban Renewal Development Plan Amendment - All Public Submissions



ID	Submitter
001	Maria A. De Vita
002	John Woodward
003	Nam Hoang Nguyen
004	Simon Rhead
005	Lee Finlayson
006	Mark Pickering
007	Jim Pickering
008	Isa Pelizzari
009	Graham Turci
010	S Mazzone & Mrs N.R Mazzone
011	Spyros Tsiavlis - Suntrak Ent Pty Ltd
012	Spyros Tsiavlis - Suntrak Ent Pty Ltd
013	Harry Kypreos
014	Nigel Davy
015	John Barei
016	Susan Atkinson
017	Dan Xiong
018	Frank Xiong
019	Rebecca Forest
020	Susan Dreyer
021	Rajkumar Karuppiah & Grandhimathi Kandaswamy
022	Mr Dimitrios Mostakis
023	Ari Vlahos
024	Delanco Pty Ltd
025	Hien Nguyen
026	Blair Hutchins & Victoria Shannon
027	Thomas Larsson & Eileen Baronian
028	Jessie Jiang
029	Simon Channon (URPS) on behalf of Mr Ian Tregoning
030	Leko Novakovic
031	Vincenzo Forza
032	Tiziana Forza
033	Ze-Min Chua
034	Nick Braithwaite
035	Michael Richardson (MasterPlan SA Pty Ltd) on behalf of Township Development Pty Ltd
036	Assett Mechanical Engineering Pty Ltd
037	Livio Forza
038	Chris Vounasis (Future Urban Group) on behalf of Symbion Pty Ltd
039	Chad McLachlan
040	Michael Wohlstadt (Planning Advisory Services) on behalf of Plastico + Hackett
041	Matha Ioannides on behalf of Messinian Association of South Australia Inc.

**Government of South Australia**Department of Planning,
Transport and Infrastructure

Development Division

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ABN 92 366 288 135<http://www.dpti.sa.gov.au>

*In reply please quote #11731010
Enquiries to Nadia Gencarelli
Telephone 7109 7036*

Mr Terry Buss
Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

Attention: Ms Hannah Bateman

Dear Mr Buss

**WEST TORRENS COUNCIL – UNDERDALE AND TORRENSVILLE URBAN
RENEWAL DEVELOPMENT PLAN AMENDMENT**

Thank you for providing the Department of Planning, Transport and Infrastructure (the Department) with an opportunity to comment on the Underdale and Torrensville Urban Renewal Development Plan Amendment (DPA). The relevant sections within the Department have been consulted and our agency comments are provided in Attachment A – Agency Comments.

The Department commends Council for agreeing to apply the new Urban Renewal Zone policy module, which has been developed as part of the Kilburn and Blair Athol Urban Renewal Ministerial DPA (Kilburn DPA). The Kilburn DPA was approved on 22 August 2017. It is noted that Council has proposed a number of 'local additions' to the policy module to reflect local circumstances. Whilst the Department has considered a number of these changes as 'optional text' within the new policy module, some are considered unwarranted and should be refined to reflect the overall intent of the zone. These issues are outlined in Attachment A.

Further, the Department notes your correspondence to the Minister for Planning, the Hon John Rau, raising concerns with the Urban Renewal Zone and policy modules. These issues are also addressed in Attachment A.

Council should also note that many of the investigations in this DPA are agency specific and the Department will be guided by their advice in this regard.

It is requested that Council's response to the Department's submission be included in the summary of agency submissions. Should changes suggested by the Department not be incorporated into the DPA, Council is requested to contact Nadia Gencarelli.

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Please note that there may be instances where discrepancies arise between the views of one government agency and another on certain issues. In such instances, please contact the Department so it can assist Council in resolving these issues (once all agency submissions have been received).

Following the consultation period, Council is required to consider submissions made and determine whether Council wishes to proceed with the DPA, and if so any changes that are proposed.

As noted in the Statement of Intent, government agencies must be provided with a summary of their submission and Council's response. In this regard, a copy of the relevant excerpt from the submission summary table would be appropriate. Further, if Council intends to make the agency's comments publicly available, Council should seek each agency's approval in writing, prior to release.

Transition to the Planning and Design Code

Notwithstanding the above, as you are aware the passing of the *Planning, Development and Infrastructure Act 2016* provides for the introduction of the Planning and Design Code (the Code). The Code is intended to provide a consistent and contemporary planning policy framework across the State. With this in mind, Council should be aware that any policy affected by the DPA will need to be revisited as part of the transition to the Code.

It is noted that Council has committed to completing the DPA by December 2017. To help facilitate the implementation of the Code, the Department asks that Council continue to prioritise this process to ensure the DPA is completed within the agreed timeframes. To avoid delays, Council is encouraged to raise any issues arising from the consultation process with the Department as soon as possible to enable the Department to assist in facilitating a resolution.

Approval Package

The approval package to the Minister should consist of the following documents:

- a covering letter
- the Amendment
- summary of Consultation and Proposed Amendments Report
- summary and response to agency submissions
- hard copy of all submissions
- a copy of the amendment instructions in track changes showing the changes made in response to consultation.

More information on the documents that are required to be submitted at the final approval stage can be found at the following web address:

www.sa.gov.au/planning/practitionersguide

The information can then be accessed by referring to the *Practitioners Guide to Preparing Development Plan Amendments* PDF document and by accessing the *templates and guides* hyperlink.

#11731010

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Please also note that, prior to submitting the final approval package to the Minister, you should submit all maps in Adobe Illustrator format and a copy of the Amendment Instructions to the DPA Mapping Coordinator (email: DPTI.PDDPAMappingCoordinator@sa.gov.au). Authorised PDF maps will be returned to Council to submit as part of the approval package to the Minister.

Council is also required to ensure that the Local Member of Parliament has been consulted on the DPA. If the Local MP changes following consultation, a copy of the approval DPA should be forward to the current MP for comment, prior to lodging the final approval package.

Hand-over meeting

The Department encourages Council and/or Consultant to arrange a meeting with the relevant Planning Officer to discuss and hand over the approval package. This will ensure all documentation is included in the package and provides Council the opportunity to discuss the key issues arising out of the process.

If you have any questions on this matter, please contact Nadia Gencarelli by phone on 7109 7036 or email at nadia.gencarelli@sa.gov.au.

Yours sincerely



Andrew Humby
UNIT MANAGER – DEVELOPMENT PLANS
DEVELOPMENT DIVISION
DEPARTMENT OF PLANNING, TRANSPORT AND INFRASTRUCTURE

22 / 8 /2017

Att.

A – Agency Comments

#11731010

ATTACHMENT A – DPTI COMMENTS – UNDERDALE AND TORRENSVILLE URBAN RENEWAL DPA

Policy Issues

No.	Section Ref	Issue	Discussion	Action required
1.	Agency Specific Issues	Many of the investigations in the DPA are agency specific.	<p>The Department will be guided on these issues by the advice of other agencies at the public consultation approval stage. Should Council elect to not adopt agency advice, this should be clearly justified in the Summary of Agency Submissions.</p> <p>The DPA should also establish clear and logical links between the investigations and the proposed policy changes and/or whether the issues are already adequately addressed by existing policy.</p>	Note
2.	Attachment A – Urban Renewal Zone – Desired Character Statement – paragraph 11	Amendments required	<p>It is noted that Council has made specific mention to the two EPA licenced sites within the Desired Character Statement. As licencing requirements within the area may change (eg. number of sites; evaluation distances), it is suggested that this paragraph be amended to remove explicit references to the number of sites and actual distances.</p> <p>Notwithstanding, the Department generally discourages specific references to particular Agencies (in this case, the EPA and SafeWork SA) and legislation as it can quickly become outdated if circumstances change, and can also limit the scope of investigations to those matters expressly identified. However, the Department acknowledges Council's intent and is willing to accept the text in this instance. To that end, should issue arise via the development application process, the matter can be revisited as part of transitioning Council's Development Plan to the Planning and Design Code.</p> <p>Also refer to comment 10 below.</p>	Amend; and note
3.	Attachment A – Urban Renewal Zone – Principle	Inconsistency with core text	It is noted that PDC 18 has been amended to apply to development of 2 or more storeys instead of 3. The Department considers that this is overly onerous, particularly given 2 storey development can already occur in the area under current zoning	Amend

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	of Development Control (PDC) 18		provisions. The PDC should therefore be amended to reflect core text.	
4.	Attachment A – Urban Renewal Zone – PDCs 28 and 29	Inconsistency with core text	<p>It is noted that PDCs 28 and 29 have been amended to refer to 'Residential development'. The Department considers that these changes are unnecessary, and that the PDCs should be amended as follows:</p> <p>'28 Residential development <u>A dwelling</u> should have a minimum site area...'</p> <p>'29 Residential development <u>Dwellings</u> at ground level should provide private open space...'</p>	Amend
5.	Attachment A – Urban Renewal Zone – Non-complying Development table	Inconsistency with core text	<p>To ensure consistency with core text / formatting, the entry for 'Telecommunications facility...' within the non-complying development table should be amended to read as follows:</p> <p>Form of development column: 'Telecommunications facility'</p> <p>Exceptions column: 'Except where located at least 100 metres from: (a) any Local Heritage Place described within the extent of listing within Table WeTo/4 – Local Heritage Places (b) any State Heritage Place described in the extent of listing within Table WeTo/5 – State Heritage Places or listed within the South Australian Heritage Register'</p>	Amend
6.	Attachment A – Urban Renewal Zone – Public Notification table	Inconsistency with core text	<p>To ensure consistency with core text, 'Advertising' should be included as a separate entry under Category 1.</p> <p>Further, it should be noted that amendments have been made to core text for the Category 2 list since last considered by Council. The following amendment should therefore be made:</p>	Amend

			Replace: <i>'All forms of development that are 3 storeys or more'</i> With: <i>'All forms of development not listed as Category 1'.</i>	
7.	Attachment B – Mixed Use Transition Policy Area 38 – PDC 9	Inconsistency with core text	The Department considers that the proposed amendment to core text changes the intent of the policy and is therefore inappropriate in this instance. PDC 9 should therefore be amended as follows: <i>'Non-residential Development at the direct interface with residential development (and vice-versa) should: ...'</i>	Amend

Technical Issues

No.	Section Ref	Issue	Discussion	Action required
8.	Amendment Instructions Table – Instructions 1 and 2, and Attachments A and B	Incorrect ordering	To ensure correct ordering of zone and policy area content, the Mixed Use Transition Policy Area 38 (in Attachment B of the DPA) should be located within the Urban Renewal Zone (Attachment A), directly before the Procedural Matters. To that end, the contents of Attachment B should be included within Attachment A, and the amendment instructions updated accordingly.	Merge Attachments A and B of the DPA, and amend Amendment Instructions Table accordingly.

Mapping Issues

No.	Section Ref	Issue	Discussion	Action required
9.	Attachment D – Concept Plan Map WVeTo/24 Residential Promenade	Unclear mapping	To avoid confusion, the industrial area marked for removal should be deleted entirely or, if delineation is preferred, re-labelled to 'Urban Renewal'.	Amend

Additional Matters (arising from letter to Minister dated 27 June 2017)

No.	Issue	Discussion
10.	Environmental requirements	<p>The zone seeks to strike a balance between growth and infill imperatives whilst enabling the continuance of existing, viable industries in the short- to medium-term. Therefore, any new development should ensure that it can mitigate impacts on adjoining development (be it industrial or residential) to prevent existing employment generators from being prematurely forced out of the area.</p> <p>The policy approach essentially shifts the environmental investigations usually required at the DPA stage to the development assessment stage, and thus there will be some additional cost impacts on developers. However, the required investigations and subsequent costs for development will likely decline over time as the area begins to transition to a predominantly residential area and industrial activities move out.</p> <p>Notwithstanding, it is anticipated that level of information required to demonstrate compliance with the policy would be no different to that which is currently required in instances where sensitive development is proposed in proximity to industrial activities (and vice versa).</p> <p>Refer to comment 2 above for further discussion on this matter.</p>
11.	Stormwater provisions	<p>The policy module first considered by Council contained a number of policies relating to the provision of infrastructure and/or open space to address potential stormwater issues. These policies were developed to address issues associated with the Kilburn area and have since been deleted/refined as part of the Kilburn and Blair Athol Urban Renewal Ministerial DPA (Kilburn DPA). Indeed, Council's consultation DPA reflects these most recent amendments to the policy module. It is therefore considered that this matter has been appropriately addressed.</p>
12.	Building design and setback provisions	<p>It is noted that Council has made amendments to a number of PDCs in relation to this matter; please refer to specific policy comments above.</p>
13.	'Council-specific' policy	<p>As discussed in the letter, the Kilburn DPA has recently been approved. This includes the identification of core text (black font) and optional local additions (green font). Per the comments above, the Department accepts some of Council's proposed amendments to policy as green optional text.</p>
14.	Car parking requirements	<p>Whilst acknowledging Council's concerns regarding potential impacts of future development on the provision of on-street parking and associated traffic issues, it is noted that the DPA does not propose any amendments in relation to on-site car parking requirements. It is therefore recommended that Council consider this matter further to determine how best to resolve its concerns.</p>



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EPA 144-127

Mr Terry Buss
Chief Executive Officer
City Of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

Dear Mr Buss

City of West Torrens Underdale and Torrensville Urban Renewal Development Plan Amendment

Thank you for providing the Environment Protection Authority (EPA) with the opportunity to comment on the City of West Torrens Underdale and Torrensville Urban Renewal Development Plan Amendment (DPA).

When reviewing documents such as this DPA, the key interest of the EPA is to ensure that all environmental issues within the scope of the objects of the *Environment Protection Act 1993* are identified and considered. The EPA is primarily interested in the potential environmental and human health impacts that would result from any development that may be proposed subsequent to this DPA. At the DPA stage, the EPA works to ensure that appropriate planning policy is included in the development plan to allow proper assessment at the development application stage.

The EPA understands that the purpose of this DPA is to transition an area at Underdale/Torrensville from industry to medium density residential development with non-residential land uses. This will be done by rezoning part of the Industry Zone to Urban Renewal Zone with a Mixed Use Transition Policy Area with associated policy amendments.

The EPA has reviewed the DPA and provides the following comments.

Interface between land uses

The EPA has liaised with the City of West Torrens for the past 12 months regarding potential noise and air quality issues, particularly in respect of activities that are licensed under the *Environment Protection Act 1993*, but also in respect of activities that are not required to be licensed by the EPA. As a result, the EPA considers that Council is aware of and has generally addressed potential air quality and noise issues through the DPA.

The *West Torrens Council Development Plan* (consolidated 30 May 2017) contains the Interface between land uses module from the *South Australian Planning Policy Library* (September 2011) and it is considered that that policy as well as that proposed in the DPA will be sufficient to ensure that any development applications are able to be properly assessed.

The EPA does offer the following specific comments on interface for your consideration.

EPA licensed sites

Reference is made in the Urban Renewal Zone's Desired Character statement to the fact that there are two EPA-licensed sites within the affected area and that each of those has an evaluation distance of 300m (as recommended in the *Evaluation distances for effective air quality and noise management* (2016)). Although this is based on current information, there is the possibility that the EPA may receive a future application for other licensed activities, which would then not be recognised in the Desired Character statement.

In addition, whilst the new policy in the Urban Renewal Zone refers to an assessment of sensitive uses within an evaluation distance of an EPA Licensed site it doesn't negate the need to consider the evaluation distances from other non-licensed sites by applying the 'Interface Module' of the *West Torrens Development Plan*. As a result the EPA recommends that the wording of the Desired Character statement be modified to refer to EPA-licensed sites and the need to consider evaluation distances in general, without referring to the two sites that are currently licensed. It should also be recognised that there may be other activities being undertaken within the affected area that are not required to be licensed by the EPA, but which may have an evaluation distance that would need to be considered.

Impacts on existing businesses

The EPA advises that the proposed rezoning of the affected area to Urban Renewal Zone has the potential to affect the noise limits for businesses already operating within the current Industry Zone.

Principle of development control (PDC) 7 states that:

'Sensitive development that increases the overall net density (other than non-habitable structures such as garages, carports and the like) including land division for residential purposes, should not occur where the site(s) are located within the evaluation distance of an active licensed activity (under the *Environment Protection Act 1993*) unless, the following minimum impact requirements are met to mitigate potential risk to human health and the environment:

- Noise
 - where noise levels measured at the boundary of the development site(s) not exceeding 57dB(A) between 7am and 10pm and 50dB(A) between 10pm and 7am and 60dB(A)Lmax between 10pm and 7am measured and adjusted in accordance with the Environment Protection (Noise) Policy 2007'.

The noise levels in PDC 7 were derived from the *Environment Protection (Noise) Policy 2007* (the Noise Policy) and are based on development plan zoning. The Industry Zone allows for a higher level of noise than the proposed Urban Renewal Zone. The Urban Renewal Zone principally promotes a mix of commercial and residential land uses and has a noise level that is an average of those two land uses, both of which are lower than the industry land use noise levels. This means that the rezoning would create a stricter (quieter) noise compliance level for existing industry.

In respect of the two sites licensed by the EPA (licences 1067 and 41102), activities at both sites occur within sheds and the EPA has no records of noise complaints in the CARES complaints system or records of excessive noise on the licence files. It may be that the licensed sites are already meeting the stricter noise compliance level that would be required for the Urban Renewal Zone, so the rezoning would not have an impact on current operations.

If existing industries have already taken all reasonable and practicable measures to attenuate noise as much as possible, and may only just be complying with the Noise Policy (currently), such industries may not be able to comply with the stricter noise compliance levels (in the future) without spending a significant amount of money on new attenuation measures.

It should also be noted that the change to an Urban Renewal Zone would result in a quieter noise level for those residences within the existing Industry Zone and the surrounding Residential Zone.

PDC 7 – Quiet Locality

The table in PDC 7 within the proposed Urban Renewal Zone identifies that a noise level of '60dB(A)L_{max} between 10pm and 7am' applies. It should be noted that that noise level only applies to a 'quiet locality' (i.e. residential) and not to an area that is of a mixed use nature. Therefore, it should be deleted from PDC 7.

Site contamination

A preliminary site investigation (PSI) was undertaken by Coffey Environments Australia Pty Ltd. The PSI identified a number of properties that may have been affected by potentially contaminating activities (PCA), with 23 properties being affected by a high risk PCA.

In response to the findings of the PSI, it is identified in the Desired Character statement for the Urban Renewal Zone that there are sites within the zone that are known to be affected by PCAs, including the potential for some properties to be affected by off-site activities. It is further stated in the Desired Character statement that development of sites that could be affected by PCAs will not occur until appropriate investigations and remediation (where required) is undertaken. It is stated that the site contamination investigations could take the form of a preliminary site investigation, detailed site investigation, or site contamination audit report. This is supported by the EPA.

The EPA notes that the *West Torrens Council Development Plan* (consolidated 30 May 2017) contains the site contamination objectives and principles of development control from the *South*

Australian planning policy library (September 2011).

Hence, the EPA considers that there is likely to be sufficient policy proposed in the DPA to ensure that site contamination would be able to be properly addressed at the development application stage.

For further information on this matter, please contact Geoff Bradford on 8204 9821 or geoffrey.bradford@epa.sa.gov.au.

Yours sincerely



Kym Pryde

**PRINCIPAL ADVISER, PLANNING POLICY AND PROJECTS
ENVIRONMENT ASSESSMENT
ENVIRONMENT PROTECTION AUTHORITY**

Date: 22 August 2017

West Torrens Council

Underdale and Torrensville Urban Renewal Development Plan Amendment

Summary of Consultation and Proposed Amendments (SCPA) Report

West Torrens Council
Underdale and Torrensville Urban Renewal Development Plan Amendment
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West Torrens Council
Underdale and Torrensville Urban Renewal Development Plan Amendment
SCPA Report

Introduction

This report is provided in accordance with Section 25(13) of the *Development Act 1993* to identify matters raised during the consultation period and any recommended alterations to the amendment. The report also provides details of the consultation process undertaken by Council.

The SCPA Report should be read in conjunction with the consultation version of the DPA. Where relevant, any new matters arising from the consultation process are contained in this Report.

The Amendment reflects the recommendations of Council contained in this Report.

Consultation

Consultation Process

Statutory consultation with agencies and the public was undertaken in accordance with DPA process B (consultation approval not required) and in accordance with Section 25(6) of the *Development Act 1993*; Regulations 10 and 11 of the *Development Regulations 2008*; and the agreed Statement of Intent.

The following Local Member(s) of Parliament were consulted on the DPA:

- (a) Hon Tom Koutsantonis MP
- (b) Mr Steve Georganas MP
- (c) Hon Kate Ellis MP
- (d) Dr Duncan McFetridge MP
- (e) Hon Steph Key

No comments were received.

The consultation period ran from 27 June 2017 to 23 August 2017.

Public Notification

A notice was published in the Government Gazette on 27 June 2017 and Westside Weekly and Coast City Weekly on 28 June 2017.

The DPA documents were also on display at Council's Civic Centre. A copy of the DPA was forwarded to the Department of Planning, Transport and Infrastructure on 27 June 2017.

Public and Agency Submissions

Public Submissions

Forty-one (41) public submissions were received. Key issues raised in the submissions are summarised as follows:

- (a) General support or opposition for the DPA
- (b) Appropriateness of enabling the transition of the industrial area to enable residential land uses
- (c) Impact on existing businesses and activities

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Underdale and Torrensville Urban Renewal Development Plan Amendment
SCPA Report

- (d) Proposed residential density and built form
- (e) Environmental considerations, including site contamination and noise
- (f) Matters relating to traffic, parking and road infrastructure
- (g) Provision of other infrastructure
- (h) Impact on land value.

A report on each submission (summary, comments, and action taken in response to each submission) is included in **Attachment A**.

Agency Submissions

Two (2) responses were received from agencies. Key issues raised in the responses are summarised as follows:

- (a) Interface between land uses, including EPA licenced sites and impacts on existing businesses
- (b) Site contamination
- (c) Consistency with core text
- (d) Ordering of DPA
- (e) Clarity of mapping
- (f) Response to other matters raised by Council, including environmental requirements, stormwater provisions, building design and setback provisions, 'council-specific' policy and car parking requirements.

Review of Submissions and Public Meeting

Copies of all submissions were made available for public review from 24 August 2017 to 5 September 2017 on the Council website and at the Council offices.

Thirteen (13) submitters requested to be heard, and therefore a public meeting was held on 5 September 2017. It is noted only 10 submitters attended and were heard at the public meeting. A copy of the proceedings (an extract from the Council minutes) and a summary of verbal submissions made at the public meeting are included in **Attachment B**.

Additional Matters and Investigations

The following additional matters were identified and the following investigations conducted after the consultation process:

- (a) *Underdale and Torrensville Urban Renewal Zone DPA Open Space Study*, September 2017, Ekistics.
- (b) *Underdale and Torrensville Urban Renewal DPA Transport Analysis*, September 2017, City of West Torrens.

A copy of additional investigations and documents is provided in **Attachment F**.

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Timeframe Report

A summary of the timeframe of the DPA process relative to the agreed Statement of Intent timetable is located at **Attachment C**.

A delay occurred because Council undertook further investigations to assess the suitability of the alternative zoning option (Urban Renewal Zone) proposed by the Minister for Planning in his letter dated 8 December 2016.

CEO's Certification

The consultation process has been conducted and the final amendment prepared in accordance with the requirements of the Act and Regulations as confirmed by the CEO's Certifications provided in **Attachment D** (Schedule 4A Certificate) and **Attachment E** (Schedule 4B Certificate).

Summary of Recommended Changes to the Amendment following Consultation

The following is a summary of the changes recommended to the Amendment following consultation and in response to public submissions and/or agency comments:

- (a) Amend the Desired Character Statement to:
 - i. Remove reference to existing EPA licences and specific recommended evaluation distances.
 - ii. Insert a description of the new Concept Plan for 75-91 Hardys Road, Underdale.
 - iii. Insert an explanation for the increased building setback for Hardys Road and Ashley Street.
- (b) Insert a new Concept Plan to guide future development and infrastructure provision at 75-91 Hardys Road, Underdale, including provision for reduced minimum/average site areas, local road provision and public open space.
- (c) Amend the Principles of Development Control to:
 - i. remove the 60dB(A)Lmax requirement from the noise threshold criteria for new sensitive development in Urban Renewal Zone Principle of Development Control 7.
 - ii. refer to "dwellings" rather than "residential development" in Principles of Urban Renewal Zone Development Control 29 and 31.
 - iii. apply the sunlight access provisions to development of three or more storeys rather than two or more storeys in Urban Renewal Zone Principle of Development Control 18.
 - iv. increase the building setback along Hardys Road to be consistent with Ashley Street, as they form part of a major collector route, in Urban Renewal Zone Principle of Development Control 24.
 - v. reword Policy Area 38 Principle of Development Control 9 but retain the general intent of the principle.
- (d) Insert two new Urban Renewal Zone Principles of Development Control to:

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- i. enable reduced minimum/average site areas where identified in Concept Plan Map WeTo/25, directly adjoins public open space and does not directly adjoin Sherriff Street or Hardys Road.
 - ii. address the management of vehicle movements for residential development fronting Hardys Road.
- (e) Amend the following listings in the Public Notification table to:
 - i. change to the Category 2 'catch all' listing for development more than three storeys to instead be for development not listed as Category 1.
 - ii. reword the Category 1 listing for "advertisement" but retain the general intent of the exception.
- (f) Amend the listing in the Non-complying Development table for 'telecommunications facility' but retain the general intent of the listing.

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Attachment A — Summary and Response to Public Submissions

Attachment A – Summary and Response to Public Submissions

Report on each public submission received (including summary, comments and action taken in response)

Sub No.	Name and Address	Submission Summary	Comment	Council Response
1.	Maria A. De Vita 43 Sherriff Street Underdale 5032	<ul style="list-style-type: none"> Supports the rezoning. Considers the location is well-placed between the City and Sea with the River Torrens. 	Noted.	No amendment to the DPA considered necessary.
2.	John Woodward 67 Farnham Road Ashford 5035	<ul style="list-style-type: none"> Supports the rezoning but suggests changes are made. Considers the proposed rezoning will only initially encourage the infill of existing residential properties. Requests to allow higher density and height of larger sites to encourage the transition of commercial properties, but limit building height to 2 storeys abutting existing residential properties. Requests that Policy Area 18 and 19 not be adopted and rather a new policy approach is adopted. Requests minimum lot size is increased to 200m². Requests increase in open space, storage space and garage size minimum requirements. 	<p>The Urban Renewal Zone allows for increased building height (up to 3 storeys) in the centre of the zone.</p> <p>The Urban Renewal Zone has some similar provisions to Residential Zone Policy Area 18 and 19 but Urban Renewal Zone is a different zone module with a different policy approach.</p> <p>The DPA provides for a range of minimum lot areas to enable a range of medium density housing typologies. A minimum lot size to 200m² equates to 50 dwellings per hectare. Increasing the minimum lot size to 200m² would limit the ability to implement a range of medium density housing (35-65 dwellings per hectare).</p> <p>Storage space and garage size provisions are in the Council-wide section of the Development Plan and are managed consistently across the Council area. The Council-wide provisions are considered appropriate for the Urban Renewal Zone.</p>	<p>Amendments to the Urban Renewal Zone principles of development control and a new concept plan will apply to a large site centrally located in the zone to enable a coordinated approach to future development, including allowance for higher density development.</p> <p>No further amendments to the DPA considered necessary.</p>
3.	Nam Hoang Nguyen 23 Millicent	<ul style="list-style-type: none"> Supports the rezoning. Considers that the rezoning will create more vibrant development and better land utilisation. 	The DPA provides for building heights up to 2 storeys across the zone and 3 storeys in an area in the centre of the	No amendment to the DPA considered necessary.

West Torrens Council
Underdale and Torrensville Urban Renewal Development Plan Amendment
Attachment A — Summary and Response to Public Submissions

Sub No.	Name and Address	Submission Summary	Comment	Council Response
	Street Athol Park 5012	<ul style="list-style-type: none"> Requests the maximum building height be increased to three storeys for the entire zone to provide more options for the future, particularly along Holbrooks Road and Ashley Street. 	zone. The approach to building heights aims to enable development that is compatible with the adjoining residential areas which are primarily single storey.	
4.	Simon Rhead 5 Vintage Road Underdale 5032	<ul style="list-style-type: none"> Supports the rezoning. 	Noted.	No amendment to the DPA considered necessary.
5.	Lee Finlayson 76C Hayward Avenue Torrensville 5031	<ul style="list-style-type: none"> Supports the rezoning but suggests changes are made. Requests Torrensville remains a low density residential suburb without high density. Considers parking issues arise in high density due to overflowing into the streets causing traffic congestion and delays with garbage collection (due to access issues). 	<p>The broader suburb of Torrensville that is zoned Residential and provides for lower density residential development, the density of the Residential Zone will not be changed in this DPA. Part of the industrial area in Torrensville is proposed to be rezoned and this will enable medium density housing in this area. This area is considered suitable for medium density housing due to the proximity to local facilities, shopping, open space and public transport. Medium density development is considered appropriate to enable the long-term transition and redevelopment of the area.</p> <p>Council has undertaken a traffic analysis study in relation to the DPA area, it is attached to this report. The report discusses existing planned transport upgrades and identifies future transport upgrades in the area needed if future development is undertaken in accordance with the Urban Renewal Zone.</p> <p>In 2016, Council adopted <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>. The plan outlines Council's approach to the planning and</p>	No amendment to the DPA considered necessary.

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Underdale and Torrensville Urban Renewal Development Plan Amendment
Attachment A — Summary and Response to Public Submissions

Sub No.	Name and Address	Submission Summary	Comment	Council Response
			management of the usage of road space within the local traffic area. The plan identifies a number of projects for road improvements in the Torrensville/Underdale area to be undertaken to create safer and more pleasant street environment. As development occurs in the area over time, Council will continue to proactively manage local traffic through the revision and implementation of the <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i> . The Development Plan includes requirements for new residential development to provide off-street parking and shared access points.	
6.	Mark Pickering - Wiring Solutions Plus 130 Ashley Street Underdale 5032	<ul style="list-style-type: none"> • Supports the rezoning. • Considers the rezoning will provide more flexibility to use the land should they decide to relocate business operations in the future. 	Noted.	No amendment to the DPA considered necessary.
7.	Jim Pickering - Wiring Solutions Plus 130 Ashley Street Underdale 5032	<ul style="list-style-type: none"> • Supports the rezoning. 	Noted.	No amendment to the DPA considered necessary.
8.	Isa Pelizzari 54 Hardys Road Torrensville 5031	<ul style="list-style-type: none"> • Supports the rezoning but suggests changes are made. • Concerned the rezoning would increase traffic in the area. • Considers traffic has doubled in the area, particularly in peak hours, since the Brickworks Market opened, along Ashley Street and Hardys Road. Has also observed accidents at the Hardys Road/ Ashley Street intersection. • Requests an overview of traffic management in the area 	Council has undertaken a traffic analysis study in relation to the DPA study area, it is attached to this report. The report discusses existing planned transport upgrades and identifies future transport upgrades in the area needed if future development is undertaken in accordance with the Urban Renewal	No amendment to the DPA considered necessary.

West Torrens Council
Underdale and Torrensville Urban Renewal Development Plan Amendment
Attachment A — Summary and Response to Public Submissions

Sub No.	Name and Address	Submission Summary	Comment	Council Response
		<p>before the project is endorsed.</p> <ul style="list-style-type: none"> • Requests blocking off of Hardys Road to Henley Beach Road from Ashley Street. 	<p>Zone.</p> <p>In 2016, Council adopted <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>. The plan outlines Council's approach to the planning and management of the usage of road space within the local traffic area. The plan identifies a number of projects for road improvements in the Torrensville/Underdale area to be undertaken to create safer and more pleasant street environment. As development occurs in the area over time, Council will continue to proactively manage local traffic through the revision and implementation of the <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>.</p> <p>In relation to the intersection of Hardys Road/Ashley Street, a roundabout upgrade of the existing intersection is scheduled to start construction in late September 2017 to improve traffic management in the area.</p>	
9.	Graham Turci 1/1 Alexander Avenue Ashford 5035	<ul style="list-style-type: none"> • Supports the rezoning. 	Noted.	No amendment to the DPA considered necessary.
10.	S Mazzone and NR Mazzone 35 Hinton Road Underdale 5032 Owner of 148 Ashley Street Underdale 5032	<ul style="list-style-type: none"> • Supports the rezoning. • Queries when the rezoning would commence. 	<p>Noted.</p> <p>The rezoning requires the approval of the Minister for Planning and it would come into effect on the day the Minister for Planning's approval is published in the Government Gazette.</p>	No amendment to the DPA considered necessary.

West Torrens Council
Underdale and Torrensville Urban Renewal Development Plan Amendment
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Sub No.	Name and Address	Submission Summary	Comment	Council Response
11.	Spyros Tsialilis - Suntrak Ent Pty Ltd 5 Bray Avenue Torrensville 5031	<ul style="list-style-type: none"> Supports the rezoning. 	Noted.	No amendment to the DPA considered necessary.
12.	Spyros Tsialilis - Suntrak Ent Pty Ltd 3 Bray Avenue Torrensville 5031	<ul style="list-style-type: none"> Supports the rezoning. 	Noted.	No amendment to the DPA considered necessary.
13.	Harry Kypreos 4 Isley Road Underdale 5032	<ul style="list-style-type: none"> Does not support the rezoning, but would support it if changes are made. Requests further consideration of the impacts of higher density development on existing traffic issues, especially on Holbrooks Road. 	<p>Council has undertaken a traffic analysis study in relation to the DPA area, it is attached to this report. The report discusses existing planned transport upgrades and identifies future transport upgrades in the area needed if future development is undertaken in accordance with the Urban Renewal Zone.</p> <p>In accordance with the <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>, Council will continue to monitor the traffic performance at the intersection of Isley Road/Holbrooks Road and consider traffic management improvements required over time in association with the DPTI who is the agency responsible for managing Holbrooks Road.</p>	No amendment to the DPA considered necessary.
14.	Nigel Davy 53 Hayward Avenue Torrensville 5031	<ul style="list-style-type: none"> Supports the rezoning but suggests changes are made. Requests traffic management along Hayward Avenue is addressed. Considers high density development will worsen traffic issues in the area. 	Council has undertaken a traffic analysis study in relation to the DPA area, it is attached to this report. The report discusses existing planned transport upgrades and identifies future transport upgrades in the area needed	No amendment to the DPA considered necessary.

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
		<ul style="list-style-type: none"> Requests trucks to be excluded from residential zones. 	<p>if future development is undertaken in accordance with the Urban Renewal Zone.</p> <p>In 2016, Council adopted <i>Torrensview/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>. The plan outlines Council's approach to the planning and management of the usage of road space within the local traffic area. The plan identifies a number of projects for road improvements in the Torrensview/Underdale area to be undertaken to create safer and more pleasant street environment. As development occurs in the area over time, Council will continue to proactively manage local traffic through the revision and implementation of the <i>Torrensview/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>.</p> <p>Council currently implements traffic management approaches in Hayward Avenue including limiting heavy vehicles between Ashwin Parade and Ashley Street. This will not be changed through this DPA.</p>	
15.	John Barei - National Air Conditioning 6 Gething Crescent Bowden 5007 Owner of 19 Vintage Road Underdale 5032	<ul style="list-style-type: none"> Does not support the rezoning, but would support it if changes are made. Concerned that the cost of remediating soil contamination in association with industrial use would make residential redevelopment uneconomic for private developers. Considers that council or government contribution would be required to enable residential development. Considers that current and foreseeable future value of the land is industrial due to land contamination 	<p>The Urban Renewal Zone aims to facilitate a long-term transition to residential and 'low impact business' activities. However, if new sensitive development (i.e. dwellings) is not economic due to the cost of remediating soil contamination, land owners are able to develop the land for a range of other compatible non-sensitive land uses. This approach</p>	No amendment to the DPA considered necessary.

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Underdale and Torrensview Urban Renewal Development Plan Amendment
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Sub No.	Name and Address	Submission Summary	Comment	Council Response
16.	Susan Atkinson 11 Vintage Street Underdale 5032	<ul style="list-style-type: none"> • Supports the rezoning but suggests changes are made. • Requests Council identifies which legislation is applicable for management of parking, storage of rubbish, business hours, and noxious emissions. • Concerned about impact on existing residents of businesses in Vintage Street and Sheriff Street relating to site amenity, chemical use and disposal and inadequate parking. 	<p>provides landowners with more redevelopment options than the Residential Zone module which does not enable the range of land uses envisaged in the Urban Renewal Zone.</p> <p>Council manages a range of local nuisance, environmental pollution, parking and traffic matters under a range of legislation including the <i>Local Government Act 1999</i>, <i>Local Nuisance and Litter Control Act 2016</i>, <i>Road Traffic Act 1961</i>, <i>Australian Road Rules 1999</i> and <i>Road Traffic Regulations 2014</i>.</p> <p>These matters may also be addressed through enforcement of conditions of a Development Approval issued under the <i>Development Act 1993</i> or an Environment Protection Authority licence issued under the <i>Environment Protection Act 1993</i>.</p> <p>Existing developments in Vintage Street and Sheriff Street within the zone have existing use rights and any issues may be managed in accordance with the legislation listed above. The rezoning will control the establishment of new development rather than existing development.</p> <p>Council has undertaken a traffic analysis study in relation to the DPA area, it is attached to this report. The report discusses existing planned transport upgrades and identifies future transport upgrades in the area needed if future development is undertaken in accordance with the Urban Renewal</p>	<p>No amendment to the DPA considered necessary.</p>

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Underdale and Torrensville Urban Renewal Development Plan Amendment
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Sub No.	Name and Address	Submission Summary	Comment	Council Response
			<p>Zone.</p> <p>In 2016, Council adopted <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>. The plan outlines Council's approach to the planning and management of the usage of road space within the local traffic area. The plan identifies a number of projects for road improvements in the Torrensville/Underdale area to be undertaken to create safer and more pleasant street environment. As development occurs in the area over time, Council will continue to proactively manage local traffic through the revision and implementation of the <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>.</p> <p>In accordance with <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>, Council plans to undertake parking investigations and surveys along Vintage Street and implement parking controls if required.</p>	
17.	Dan Xiong 1 Bray Avenue Torrensville 5031	<ul style="list-style-type: none"> Supports the rezoning. 	Noted.	No amendment to the DPA considered necessary.
18.	Frank Xiong 2 Herbert Avenue Torrensville 5031	<ul style="list-style-type: none"> Supports the rezoning but suggests changes are made. Requests 2 Herbert Avenue, Torrensville is included in the rezoning 	Properties fronting Herbert Avenue are located in the Residential Zone Low Density Policy Area 21. This policy area acts as a transition area between the proposed Urban Renewal Zone and the neighbouring Residential Zone	No amendment to the DPA considered necessary.

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
			Torrensville Character Policy Area 28. Rezoning 2 Herbert Avenue would not enable a coherent streetscape along Herbert Avenue and may have impacts on the directly adjoining properties.	
19.	Rebecca Forest 18 Ashburn Avenue Fulham 5024	<ul style="list-style-type: none"> • Supports the rezoning. • Considers redevelopment and resale of their property for either industrial or residential activities is currently impossible due to industry zoning. 	Noted.	No amendment to the DPA considered necessary.
20.	Susan Dreyer 39 Sheriff Street Underdale 5032	<ul style="list-style-type: none"> • Does not support the rezoning, but would support it if changes are made. • Considers increasing residential density in an area with existing traffic issues will lead to increased traffic flows, increased risks to vehicles and pedestrians, increased air and noise pollution and pressure on overused and sub-standard road infrastructure. • Requests the following changes to traffic management to improve traffic flows and improve safety: <ul style="list-style-type: none"> ○ Replace Holbrooks Road and Ashley Street intersection traffic lights with roundabout ○ Remove roundabout at Ashley and Sheriff Streets ○ Close the entrance to Sheriff Street on the southern side of Ashley Street to traffic from Ashley Street ○ Not allow right-turns from southern side of Sheriff Street onto Ashley Street. • Requests increased residential density is not allowed until traffic upgrades have been addressed. 	<p>Council has undertaken a traffic analysis study in relation to the DPA area, it is attached to this report. The report discusses existing planned transport upgrades and identifies future transport upgrades in the area needed if future development is undertaken in accordance with the Urban Renewal Zone.</p> <p>In 2016, Council adopted <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>. The plan outlines Council's approach to the planning and management of the usage of road space within the local traffic area. The plan identifies a number of projects for road improvements in the Torrensville/Underdale area to be undertaken to create safer and more pleasant street environment. As development occurs in the area over time, Council will continue to proactively manage local traffic through the revision and implementation of the <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>.</p>	No amendment to the DPA considered necessary.

West Torrens Council
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			<p>The <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i> identifies the removal of the Ashley Street/Sheriff Street and implementation of right turn restrictions to improve travel times on Ashley Street and deter 'rat runs'. The design of the project is currently underway and will be scheduled for construction this financial year.</p>	
21.	Rajkumar Karupiah & Grandhimathi Kandaswamy 4 Armour Avenue Underdale 5032	<ul style="list-style-type: none"> • Supports the rezoning. • Concerned about inadequacy of existing fence to provide privacy for their residential property from neighbouring funeral home car park. • Concerned about day-time noise and emissions from computer recycling business at the rear of their property and impact on ability to sleep during the day (submitter is a shift worker) and health impact of emissions. 	<p>Boundary fences are regulated under the <i>Fences Act 1975</i>. The <i>Fences Act 1975</i> provides a procedure for resolving fencing disputes and obtaining contributions from neighbours who benefit from a fence. The submitter has been advised that the Legal Services Commission can provide further information on resolving fencing disputes.</p> <p>Matters relating to existing development may be addressed through enforcement of existing Development Approval and Environment Protection Authority Licence conditions. The submitter has been advised to contact the Environment Protection Authority regarding complaints about the neighbouring Environment Protection Authority licenced activity.</p>	No amendment to the DPA considered necessary.
22.	Mr Dimitrios Mostakis 8A Days Road Croydon Park 5008 Owner of 125-127 Holbrooks Road Underdale	<ul style="list-style-type: none"> • Does not support the rezoning of the submitter's property but other properties may be rezoned if supported by their land owners. • Requests that submitter's property at 125-127 Holbrooks Road to be retained as Industry Zone. • Considers submitter's property is best suited for commercial/industrial use as it is on the main road. • Concerned that industrial land is being eroded. 	<p>Retaining 125-127 Holbrooks Road as Industry Zone would not enable a coherent streetscape along Holbrooks Road and may have impacts on the directly adjoining properties. Further a single lot zoned Industry surrounded by other zones is not a suitable zoning approach due to the potential for</p>	No amendment to the DPA considered necessary.

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	5032 - Complete Ute and Van Hire	<ul style="list-style-type: none"> Concerned that the impacts of increased density residential development. Concerned about traffic impacts of rezoning. 	increased land use conflicts. The existing development on site would retain existing use rights and would be not be required to redevelop for land uses envisaged in the Urban Renewal Zone.	
23.	Ari Vlahos 83 West Street Torrensville 5031	<ul style="list-style-type: none"> Supports the rezoning. Considers the rezoning is appropriate given previous residential rezoning, location adjacent to public transport, schools, the river and proximity to the CBD and aim to limit urban sprawl. 	Noted.	No amendment to the DPA considered necessary.
24.	Delanco Pty Ltd 22 Wilford Avenue Underdale 5032	<ul style="list-style-type: none"> Supports the rezoning. Considers three story medium density provisions will enable economically feasible redevelopment. 	Submitter's property is located in the part of the zone where the Urban Renewal Zone Principle of Development Control 15 provides for development up to 3 storeys.	No amendment to the DPA considered necessary.
25.	Hien Nguyen 107 Ashley Street Underdale 5032	<ul style="list-style-type: none"> Supports the rezoning. Considers the rezoning will encourage redevelopment within the area. 	Noted.	No amendment to the DPA considered necessary.
26.	Blair Hutchins and Victoria Shannon 58 Hardys Road Torrensville 5031	<ul style="list-style-type: none"> Supports the rezoning. 	Noted.	No amendment to the DPA considered necessary.
27.	Thomas Larsson & Eileen Baronian 5 Chatswood Grove Underdale 5032	<ul style="list-style-type: none"> Supports the rezoning. 	Noted.	No amendment to the DPA considered necessary.
28.	Jessie Jiang 60 High Street Burnside 5066 Owner of 5	<ul style="list-style-type: none"> Supports the rezoning. Considers the rezoning will provide a better living environment for residents. Considers a lot of business properties are long term 	Noted.	No amendment to the DPA considered necessary.

West Torrens Council
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Sub No.	Name and Address	Submission Summary	Comment	Council Response
29.	Wilford Avenue Underdale 5032 Simon Channon (URPS) on behalf of Mr Ian Tregoning Owner of 116- 120 Ashley Street, 60-64 Hardys Road, 61 Hardys Road, 63-67 Hardys Road, 66-70 Hardys Road, 69-73 Hardys Road, 74-82 Hardys Road, 84 Hardys Road Underdale 5032	<p>vacancies which is not good for the owner and surrounding residents.</p> <ul style="list-style-type: none"> Does not support the rezoning. The submitter's land generally accommodates light industrial development as well as a private car park and badminton centre. Concerned primary justification for the DPA is based on a unfounded statement that land prices will increase as a result of being rezoned to accommodate development. Concerned the DPA does not align with State Government objectives in either South Australia's Strategic Plan nor the 30 Year Plan for Greater Adelaide Concerned any incremental residential growth, regardless of its location within the affected area, will have detrimental impacts on existing industrial and employment generating land uses and should not be encouraged. Concerned the rationale to accommodate residential development is unclear. Concerned there are EPA licenced activities within the affected area that have recommended separation distances cover a substantial portion of the existing Industry Zone. Concerned a majority of sites within the affected area have either a medium or high risk of site contamination. Concerned that if there are concerns with current vehicle traffic and parking availability these are likely to be exacerbated by medium density residential development. Concerned there are few large sites within the area that could act as catalysts for residential development. Requests that the area affected by the DPA be rezoned to the Urban Employment Zone to encourage a range of land uses that are suitable within an industrial area. This would envisage some lower intensity development such as offices, consulting rooms, training facilities and indoor recreation facilities and these types of activities can comfortably fit within the locality. 	<p>The Urban Employment Zone would not enable the Council's stated vision for the area to transition to lower impacts land uses including medium density housing and compatible business uses.</p> <p>Existing developments have existing use rights to continue to operate in the proposed Urban Renewal Zone. New residential development will be required to demonstrate that it will not be impacted by existing activities, including EPA licenced activities.</p> <p>The DPA aligns with the 30 Year Plan for Greater Adelaide 2017 Update policies and targets as set out in Appendix A of the DPA released for consultation.</p> <p>The Urban Renewal Zone is a zone module intended to facilitate the transition of an existing industrial area to a revitalised modern, urban location providing for a mix of land uses. The Zone and Policy Area provisions specifically address matters relating to areas in transition, including land contamination, direct interface impacts, environmental impacts, ongoing industrial operations and suitability of residential development.</p> <p>The Urban Renewal Zone aims to facilitate a long-term transition to residential and compatible business activities. However, if new sensitive development (i.e. dwellings) is not</p>	<p>No amendment to the DPA considered necessary.</p>

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			<p>economic due to the cost of remediating site contamination, land owners are able to develop the land for a range of other compatible non-sensitive land uses. This approach provides landowners with more options than the Residential Zone module which does not enable the range of land uses envisaged in the Urban Renewal Zone.</p> <p>Council has undertaken a traffic analysis study in relation to the DPA area, it is attached to this report. The report discusses existing planned transport upgrades and identifies future transport upgrades in the area needed if future development is undertaken in accordance with the Urban Renewal Zone.</p> <p>In 2016, Council adopted <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>. The plan outlines Council's approach to the planning and management of the usage of road space within the local traffic area. The plan identifies a number of projects for road improvements in the Torrensville/Underdale area to be undertaken to create safer and more pleasant street environment. As development occurs in the area over time, Council will continue to proactively manage local traffic through the revision and implementation of the <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>.</p>	

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Sub No.	Name and Address	Submission Summary	Comment	Council Response											
30.	Leko Novakovic, Managing Director Novatech Creative Event Technology 153-155 Holbrooks Road Underdale 5032	<ul style="list-style-type: none">• Supports the rezoning but suggests changes are made.• Requests three stories across the zone.• Requests the rezoning not change the day and night noise restrictions for current land owners.	<p>The maximum building heights for 2 storeys across the zone and 3 storeys in the centre of the zone provides a balanced approach to achieving medium density housing and provides for a built form and density that is compatible with the neighbouring Residential Zone, including Low Density Policy Area 21 to the south and west of the DPA area.</p> <p>Maximum noise levels are set in the <i>Environment Protection (Noise) Policy 2007</i> and are determined by a land use category based on the Development Plan zoning. The DPA is not able to change the maximum noise levels applicable to the Urban Renewal Zone. It is noted that the maximum noise levels listed in the Community Information Factsheet were incorrect (they were more restrictive) and the correct maximum noise levels applicable to the Urban Renewal Zone are as follows:</p> <table><thead><tr><th rowspan="2">Zone</th><th colspan="2">Indicative noise factor (dB(A))</th></tr><tr><th>Day (7am -10pm)</th><th>Night (10pm - 7am)</th></tr></thead><tbody><tr><td>Industry Zone (existing)</td><td>62</td><td>55</td></tr><tr><td>Urban Renewal Zone (proposed)</td><td>57</td><td>50</td></tr></tbody></table> <p>Any noise complaints received by Council are considered in accordance with the <i>Local Nuisance and Litter Control Act 2016</i> which allows the local context to be taken into consideration in</p>	Zone	Indicative noise factor (dB(A))		Day (7am -10pm)	Night (10pm - 7am)	Industry Zone (existing)	62	55	Urban Renewal Zone (proposed)	57	50	As the maximum noise levels are contained within the <i>Environment Protection (Noise) Policy 2007</i> rather than within the DPA no amendment is considered necessary.
Zone	Indicative noise factor (dB(A))														
	Day (7am -10pm)	Night (10pm - 7am)													
Industry Zone (existing)	62	55													
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Sub No.	Name and Address	Submission Summary	Comment	Council Response											
			the assessment of noise complaints.												
31.	Vincenzo Forza I Nikoloff Court Fulham Gardens SA 5024	<ul style="list-style-type: none">• Supports the rezoning.	Noted.	No amendment to the DPA considered necessary.											
32.	Tiziana Forza I Nikoloff Court Fulham Gardens SA 5024	<ul style="list-style-type: none">• Supports the rezoning.	Noted.	No amendment to the DPA considered necessary.											
33.	Ze-Min Chua for South Pacific Laundry Adelaide 59-63 Stephens Avenue Torrensville SA 5031	<ul style="list-style-type: none">• Does not support the rezoning, but would support it if changes are made.• Notes that South Pacific Laundry Adelaide established in Torrensville in 2016 and have a 15 year commitment to the site, during which \$15 million in capital works will be invested and 100 jobs will be created.• Concerned about the changes to the noise requirements, considers these changes are inconsistent with the ability of existing businesses to continue to operate.• Requests all current businesses be exempt from all changes to regulatory operating conditions including noise requirements.• Requests that if the zoning changes were to proceed, these should be made with a long-term advanced notice timeframe (at least 5 to 10 years' notice) to provide certainty for businesses/developers that may be contemplating investing and moving into the area and for those businesses that may need to develop exit plans.	<p>Maximum noise levels are set in the <i>Environment Protection (Noise) Policy 2007</i> and are determined by a land use category based on the Development Plan zoning. The DPA is not able to change the maximum noise levels applicable to the Urban Renewal Zone. It is noted that the maximum noise levels listed in the Community Information Factsheet were incorrect (they were more restrictive) and the correct maximum noise levels applicable to the Urban Renewal Zone are as follows:</p> <table><tr><th rowspan="2">Zone</th><th colspan="2">Indicative noise factor (dB(A))</th></tr><tr><th>Day (7am -10pm)</th><th>Night (10pm - 7am)</th></tr><tr><td>Industry Zone (existing)</td><td>62</td><td>55</td></tr><tr><td>Urban Renewal Zone (proposed)</td><td>57</td><td>50</td></tr></table> <p>Any noise complaints received by Council are considered in accordance with the <i>Local Nuisance and Litter Control Act 2016</i> which allows the local</p>	Zone	Indicative noise factor (dB(A))		Day (7am -10pm)	Night (10pm - 7am)	Industry Zone (existing)	62	55	Urban Renewal Zone (proposed)	57	50	As the maximum noise levels are contained within the <i>Environment Protection (Noise) Policy 2007</i> rather than within the DPA no amendment is considered necessary.
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Sub No.	Name and Address	Submission Summary	Comment	Council Response
			<p>context to be taken into consideration in the assessment of noise complaints.</p> <p>Council has signalled its intent for this area to transition to medium density housing since its <i>2008 Strategic Direction Report</i>. The Urban Renewal Zone is intended to enable existing business to continue to operate for the foreseeable future under existing use rights while signalling Council's long-term vision for the area to transition to lower-impact land uses. Alternative zoning modules approaches such as a Mixed Use Zone or Residential Zone do not explicitly provide for this transition approach.</p> <p>Existing developments have existing use rights to continue to operate in the proposed Urban Renewal Zone. New residential development will be required to demonstrate that it will not be impacted by existing activities.</p>	
34.	Nick Braithwaite, Holyoake Industries (SA) 86 Hardys Road Torrensville 5031	<ul style="list-style-type: none"> Does not support the rezoning. Notes that submitters' business supplies air diffusion equipment to commercial sector and has been in operation for 6 years and it took 2.5 years to locate this site in an industrial location near the city. Business employs 100 staff and 50% of employees walk or cycle to the site. The location is critical to the success of the business. The business has attempted to expand on both sides. Concerned the rezoning would place restrictions on current and future business activities. Concerned previous reports indicating existing business intentions have not been appropriately considered. Concerned previous reports regarding vacant properties are not current as there is only 1 vacant property on the block. Concerned that the consultation process where the real purpose of a survey was not disclosed. 	<p>Existing developments have existing use rights to continue to operate in the proposed Urban Renewal Zone. New residential development will be required to demonstrate that it will not be impacted by existing activities.</p> <p>Consultant studies have identified the area as a functioning employment area, but that it is not prime industrial land that should be prioritised for protection.</p> <p>Maximum noise levels are set in the <i>Environment Protection (Noise) Policy 2007</i> and are determined by a land use category based on the Development</p>	<p>As the maximum noise levels are contained within the <i>Environment Protection (Noise) Policy 2007</i> rather than within the DPA no amendment is considered necessary.</p>

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		<ul style="list-style-type: none">Concerned about the cost of developing rezoning proposal and requests and seek that ratepayers to be granted fund to oppose the proposal.Requests that the block that includes submitter's property is excluded from the rezoning.Requests confirmation that further restrictions will not be placed on business activities.	<p>Plan zoning. The DPA is not able to change the maximum noise levels applicable to the Urban Renewal Zone. It is noted that the maximum noise levels listed in the Community Information Factsheet were incorrect (they were more restrictive) and the correct maximum noise levels applicable to the Urban Renewal Zone are as follows:</p> <table><tr><th rowspan="2">Zone</th><th colspan="2">Indicative noise factor (dB(A))</th></tr><tr><th>Day (7am -10pm)</th><th>Night (10pm - 7am)</th></tr><tr><td>Industry Zone (existing)</td><td>62</td><td>55</td></tr><tr><td>Urban Renewal Zone (proposed)</td><td>57</td><td>50</td></tr></table> <p>Any noise complaints received by Council are considered in accordance with the <i>Local Nuisance and Litter Control Act 2016</i> which allows the local context to be taken into consideration in the assessment of noise complaints.</p> <p>Research and technical reports prepared for Council were released as part of the DPA consultation to enable a full and informed discussion about the proposed rezoning.</p> <p>If the block bound by Ashley Street, Stephens Avenue, Hardys Road and Howie Avenue was retained as Industrial Zone, it would be surrounded by the Urban Renewal Zone on 3 sides and disjointed from the remaining Industry Zone north of Ashwin Parade.</p>	Zone	Indicative noise factor (dB(A))		Day (7am -10pm)	Night (10pm - 7am)	Industry Zone (existing)	62	55	Urban Renewal Zone (proposed)	57	50	
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Sub No.	Name and Address	Submission Summary	Comment	Council Response		
35.	Michael Richardson (MasterPlan SA Pty Ltd) on behalf of Township Development Pty Ltd Owner of 101-105 Hardys Road Underdale 5032	<ul style="list-style-type: none">• Supports the rezoning.• Submitter's property historically used for industrial warehouses, but has since been demolished. Property has extensive River Torrens Linear Park frontage and previously transferred portion of land to Council to enable an upgrade of the shared use path. Property also interfaces with existing dwellings.• Notes non-residential development of submitter's property may present poorly to River Torrens Linear Park frontage and represent a significant lost opportunity.• Notes submitter's property has a lapsed Development Approval for residential development and a further application has been approved by the City of West Torrens but awaiting concurrence of the Development Assessment Commission.• Considers the rezoning is based on extensive investigations which indicate that the affected areas are suitable for a broader range of uses, including residential, than were previously been permitted under the Industry Zone.	<p>This would not provide for a cohesive transition for the area and possibly result in additional ongoing uncertainty for landowners.</p> <p>Noted.</p>	No amendment to the DPA considered necessary.		
36.	Keith Fancsali, Asset Mechanical Engineering Pty Ltd 61-67 Ashwin Parade Torrensville 5031	<ul style="list-style-type: none">• Does not support the rezoning.• Submitter's business has operated on site since 1989 and has expanded to the neighbouring lot and purchased another neighbouring lot for a future expansion.• Concerned about the reduced noise dbA requirements.• Concerned about limitation and cost implications on our future expansion development of site number 61-63 Ashwin Parade.• Concerned over time new residential development will likely demand further changes to existing operations.	<p>Maximum noise levels are set in the <i>Environment Protection (Noise) Policy 2007</i> and are determined by a land use category based on the Development Plan zoning. The DPA is not able to change the maximum noise levels applicable to the Urban Renewal Zone. It is noted that the maximum noise levels listed in the Community Information Factsheet were incorrect (they were more restrictive) and the correct maximum noise levels applicable to the Urban Renewal Zone are as follows:</p> <table><tr><td></td><td>Indicative noise factor (dB(A))</td></tr></table>		Indicative noise factor (dB(A))	As the maximum noise levels are contained within the <i>Environment Protection (Noise) Policy 2007</i> rather than within the DPA no amendment is considered necessary.
	Indicative noise factor (dB(A))					

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Sub No.	Name and Address	Submission Summary	Comment	Council Response									
			<table><thead><tr><th>Zone</th><th>Day (7am -10pm)</th><th>Night (10pm - 7am)</th></tr></thead><tbody><tr><td>Industry Zone (existing)</td><td>62</td><td>55</td></tr><tr><td>Urban Renewal Zone (proposed)</td><td>57</td><td>50</td></tr></tbody></table> <p>Any noise complaints received by Council are considered in accordance with the <i>Local Nuisance and Litter Control Act 2016</i> which allows the local context to be taken into consideration in the assessment of noise complaints.</p> <p>Existing developments have existing use rights to continue to operate in the proposed Urban Renewal Zone. However, new industrial development will be required to demonstrate that it is compatible with sensitive activities which may be achieved by implementing a range of mitigation measures.</p>	Zone	Day (7am -10pm)	Night (10pm - 7am)	Industry Zone (existing)	62	55	Urban Renewal Zone (proposed)	57	50	
Zone	Day (7am -10pm)	Night (10pm - 7am)											
Industry Zone (existing)	62	55											
Urban Renewal Zone (proposed)	57	50											
37.	Livio Forza 14-16 Wilford Avenue Underdale 5032	<ul style="list-style-type: none">• Supports the rezoning• Seeks to build a house on submitter's property in Wilford Avenue which is perceived as a residential area.• Considers that Wilford Avenue was previously categorised as a residential zone before it was changed to an industry zone.• Supports the approach allowing for existing businesses to remain in the area and for the rezoning to enable light and service industries.• Considers the rezoning is an opportunity for business owners to redevelop as residential blocks.• Notes that part of the Industry Zone in Torrensville was previously rezoned to residential and owners have since undertaken residential development.	Noted.	No amendment to the DPA considered necessary.									
38.	Chris Vounasis (Future Urban	<ul style="list-style-type: none">• Supports the rezoning but suggests changes are made.• Requests changes to the policy to enable redevelopment of	Previous studies have noted the role of catalyst sites within the DPA area in	Amendments to the Urban Renewal Zone Desired Character Statement,									

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Sub No.	Name and Address	Submission Summary	Comment	Council Response
	<p>Group) on behalf of Symbion Pty Ltd Owner of 75-91 Hardys Road Underdale 5032</p>	<p>the submitter's land.</p> <ul style="list-style-type: none"> • Submitter has undertaken a master planning and feasibility study to establish a planning framework to enable a transition from industrial to medium density residential development over time which directly affects the site. • Submitter is not likely to expand operations on the subject site, however it may relocate in the future only if the new zoning framework is conducive to relocation, otherwise Symbion will maintain its long term presence on the site. • Submitter prepared the following urban development principles to assist the master planning process: <ul style="list-style-type: none"> o Integrate site into its surroundings o Introduce a fine grain o Create strong linkages and connections o Introduce a high quality public real improve the edges and interfaces o Capitalise on the location and amenity • Submitter proposes three masterplan options: <ol style="list-style-type: none"> 1. A standard land division for 192 allotments/dwellings, allotments ranging between 80m² and 274m² and up to 3 storeys. 2. A townhouse option for 192 allotments/dwellings, allotments ranging between 80m² and 274m² and up to 3 storeys. 3. An apartment/townhouse option for: <ul style="list-style-type: none"> ▪ 145 dwellings, allotments ranging between 80m² and 274m², 2 storey building heights along road frontages and exiting residential interfaces to the north and south ▪ 4 x 6 storey residential flat buildings (48 apartments) ▪ 2 x 4 storey residential flat buildings (32 apartments) ▪ 2 x 4 storey residential flat buildings (24 apartments) • Notes that based on a feasibility study only the second option (apartment/ townhouse) is viable as residential land development on the submitter's land. • Requests the DPA include a concept plan to limit building heights along the road frontages and the existing residential interfaces to the north and south to two storeys; and to allow a gradual increase in building height up to a maximum of six storeys in the centre of the site for residential flat buildings. • Requests minimum allotment area are reduced as follows for 	<p>enabling the area's long term transition. The master planning process undertaken by the submitter recognises the site as a potential catalyst for this area's transition.</p> <p>The urban development principles developed to guide the submitter's master planning process aim to support a positive development outcome and are generally aligned with the intent of the Urban Renewal Zone and the broader Development Plan.</p> <p>The increase in building heights and smaller lot site areas proposed by the submitter together represents a significant increase in residential development capacity to the proposed DPA that was released for public consultation. Although it is noted that the increase in maximum building height to 6 storeys is proposed to be significantly setback from existing road frontages and the abutting single storey residential development along Chatswood Grove and Wilford Avenue. The proposal to reduce minimum/average site areas for residential flat buildings and group dwellings (and all affordable/ social/ aged persons accommodation) is about up to half of the minimum /average site areas in the proposed DPA released for public consultation.</p> <p>The submitter's concept plans demonstrate that a wider range of dwelling types on smaller site areas could be appropriate as part of a comprehensive development of the site</p>	<p>principles of development control and a new concept plan are proposed to enable future development to be undertaken in a coordinated manner and provide guidance on built form density, future open space, local access and connectivity. No amendments to the maximum building height provisions are proposed.</p>

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39.	Chad McLachlan 61 Hayward Ave Torrensville 5031	<p>a detached dwelling to around 200m²; semi-detached dwelling to around 150m²; and, a row dwelling (including detached dwelling constructed boundary to boundary)/group dwelling/residential flat building to around 80m².</p> <ul style="list-style-type: none"> • Requests minimum allotment area of 80m² for affordable/social/ aged persons accommodation. • Considers the requested changes are reasonable in the context of the substantial size of the land enabling high quality design solutions and a concept plan to deal with both height and scale transitions to respect the amenity and character of the existing residential areas to the north and south. 	<p>where a range of medium density housing is directly located adjacent to suitable public open space and buffered from ongoing industrial activities.</p> <p>The submitter's proposal to increase maximum building heights is not considered appropriate within this locality nor fitting within the broader of the proposed DPA. The proposal to increase maximum building heights would more closely resemble high density residential development which is only envisaged in the City of West Torrens in selected Urban Corridor zones.</p>	No amendment to the DPA considered necessary.
		<ul style="list-style-type: none"> • Supports the rezoning. • Submitter is a residential property on the border of the proposed rezoning area. • Requests increased density is accommodated by building smart infrastructure, including <ul style="list-style-type: none"> ◦ Wider footpaths, bicycle lanes and shared paths ◦ Narrow vehicle lanes ◦ Easy access for people to Linear Park, shopping areas, schools etc. ◦ Improved access to public transport and supporting infrastructure • Concerned increased density will likely result in more traffic congestion and even higher levels of vehicle dependency if not planned for. 	<p>Council has undertaken a traffic analysis study in relation to the DPA area, it is attached to this report. The report discusses existing planned transport upgrades and identifies future transport upgrades in the area needed if future development is undertaken in accordance with the Urban Renewal Zone.</p> <p>In 2016, Council adopted <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>. The plan outlines Council's approach to the planning and management of the usage of road space within the local traffic area. The plan identifies a number of projects for road improvements in the Torrensville/Underdale area to be undertaken to create safer and more pleasant street environment. As development occurs in the area over</p>	

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40.	Michael Wohlstadt (Planning Advisory Services) on behalf of Plastico + Hackett 60-66 Ashwin Parade Torrensview 5031	<ul style="list-style-type: none"> Does not support the rezoning. Plastico + Hackett is a small-medium plastic and metals manufacturing business employing 16-20 people. In 2008, Plastico + Hackett relocated from Thebarton to Torrensview because: <ul style="list-style-type: none"> Market and commercial signals (including Industry Zoning) suited the business Hardys Road has a commercial and industrial land use and character The previous area in Thebarton was undergoing gentrification. Notes the following factors in relation to the rationale for rezoning the area: <ul style="list-style-type: none"> Employment significance of Underdale and Torrensview, including this precinct plays a greater economic role than its physical size would otherwise suggest. Suggests merit in considering the Urban Employment Zone instead. Interface issues raised in the <i>City of West Torrens Strategic Directions Report 2015</i>. Characteristics of the area valued by existing 	<p>time, Council will continue to proactively manage local traffic through the revision and implementation of the <i>Torrensview/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>.</p> <p>Council's <i>Transport Strategy</i> specifies requirements for new and upgraded road and footpaths, including allowances for carriageway, street tree plantings, cycle lanes and service infrastructure. The Council's approach to local traffic management is integrated with the State Government's public transport infrastructure and services. The DPA promotes increased access to the River Torrens Linear Park.</p> <p>Existing developments have existing use rights to continue to operate in the proposed Urban Renewal Zone. New residential development will be required to demonstrate that it will not be impacted by existing activities.</p> <p>Consultant studies have identified the area as a functioning employment area, but not prime industrial land that should be prioritised for protection.</p> <p>Maximum noise levels are set in the <i>Environment Protection (Noise) Policy 2007</i> and are determined by a land use category based the Development Plan zoning. The DPA is not able to change the maximum noise levels applicable to the Urban Renewal Zone. It is noted that the maximum noise levels listed in the Community Information Factsheet</p>	<p>A new concept plan is proposed to enable the coordinated development of the large site between Hardys Road and Sherriff Street. The concept plan intends for new development to be appropriate to the interface with Hardys Road and identifies consolidated access points to Hardys Road.</p>

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		<p>businesses and themes identified in business interviews.</p> <ul style="list-style-type: none">Based on findings of previous studies and reports and experience operating in mixed use areas, concerned that:<ul style="list-style-type: none">The current zone and investment is too valuable in economic and employment terms to be put at riskIncreasing the residential population (and residents new to the area) will create unacceptable risksConcept of Environmental Duty of Care has not been addressed and will over ride development policyRezoning will discourage investment in business and employmentDemand on Council to manage complaints will increase.Concerned that notwithstanding expert advice that the rezoning is flawed in that it will undermine City of West Torren's position as an employment centre and will create land use conflict and considers the rezoning is proceeding due to pressure from residential interests.Requests the following policy amendments<ul style="list-style-type: none">At zone interfaces the requirement that the quantum and design of off street parking on development sites is sufficient to accommodate all parking generation (residents and visitors) to eliminate the need to use street parking (and traffic conflicts with adjoining industry and their traffic movements)Built form along Hardys Road minimises building openings to Hardys Road (to assist with acoustic management) and has no individual vehicle access points (to avoid traffic conflicts)No on-street parking along Hardys Road and provisions for loading zones for delivery vehicles of varying sizesA structure plan for Hardys Road (like for Holbrooks Road WeTo/24) which reflects the traffic management and design concepts discussed above.	<p>were incorrect (they were more restrictive) and the correct maximum noise levels applicable to the Urban Renewal Zone are as follows:</p> <table><tr><th rowspan="2">Zone</th><th colspan="2">Indicative noise factor (dB(A))</th></tr><tr><th>Day (7am -10pm)</th><th>Night (10pm - 7am)</th></tr><tr><td>Industry Zone (existing)</td><td>62</td><td>55</td></tr><tr><td>Urban Renewal Zone (proposed)</td><td>57</td><td>50</td></tr></table> <p>Any noise complaints received by Council are considered in accordance with the <i>Local Nuisance and Litter Control Act 2016</i> which allows the local context to be taken into consideration in the assessment of noise complaints.</p> <p>The Development Plan includes requirements for the provision of off-street parking and shared access in new residential developments. The Urban Renewal Zone provisions require residential development to demonstrate that it will not be impacted by the interface with other activities, this may include measures such as minimising building openings and vehicle access points.</p> <p>Council has undertaken a traffic analysis study in relation to the DPA area, it is attached to this report. The report discusses existing planned transport upgrades and identifies future transport upgrades in the area needed if future development is undertaken in</p>	Zone	Indicative noise factor (dB(A))		Day (7am -10pm)	Night (10pm - 7am)	Industry Zone (existing)	62	55	Urban Renewal Zone (proposed)	57	50	
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			<p>accordance with the Urban Renewal Zone.</p> <p>In 2016, Council adopted <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>. The plan outlines Council's approach to the planning and management of the usage of road space within the local traffic area. The plan identifies a number of projects for road improvements in the Torrensville/Underdale area to be undertaken to create safer and more pleasant street environment. As development occurs in the area over time, Council will continue to proactively manage local traffic through the revision and implementation of the <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>.</p> <p>Ashwin Parade - Hardys Road - Ashley Street is a major collector route and east-west link between Holbrooks Road and South Road. As part of local area traffic management, Council is developing concepts for the potential future upgrade of Hardys Road to accommodate mobility and increased accessibility for all road users, including indented parking bays to serve future parking demand along Hardys Road. The timing of the implementation of future road improvements will be subject to the rate of future development in the area.</p>	
41.	Martha Ioannides,	<ul style="list-style-type: none"> Does not support the rezoning, but would support it if changes are made. 	Existing developments have 'existing use rights' to continue to operate in the	No amendment to the DPA considered necessary.

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	President Messinian Association of SA Inc. 68-70 Stephens Avenue Torrensville 5033	<ul style="list-style-type: none">• Submitter has operated a non-residential club since 1990. Submitter holds a liquor licence to operate the club until 1am and authorised to accommodate 350 persons.• Submitter selected its current premises so as to ensure that its activities were not incompatible with the surrounding land uses.• Concerned the rezoning does not sufficiently protect existing non-residential authorised land uses and their potential for reasonable expansion.• Concerned that the rezoning and specifically Policy Area 38 PDCs 3, 5 and 7 emphasises the protection of future residential developments and associated land uses, and places existing businesses at risk.• Concerned that the rezoning will create high levels of conflict between existing non-residential and future residential developments.• Concerned that Policy Area 38 PDC 9 and Zone PDC 33 do not appear to provide sufficient flexibility in relation to interface with residential development, setbacks for existing non-residential developments and requirements relating to managing impacts from noise, vibration, chemical over-spray, air quality, odour, dust, hours of operation and on-street parking.• Concerned that existing industrial developments are not compatible with residential developments with respect to noise, odour, air quality and transportation needs.• Concerned that the proposed policy does not adequately protect existing non-residential developments and their potential to expand and offer employment opportunities in the area.• Concerned that the policy is unclear if environmental impacts are to be mitigated within the proposed residential site or the nearby industrial land for which the environmental impact initiates.• Seeks to know whether residential development have the right to require an existing nearby industrial land use to mitigate low-level environmental impacts, for example, noise and air pollution.• Notes that proposed Zone PDC 7 advises sensitive developments should not occur within an evaluation distance	<p>proposed Urban Renewal Zone. New residential development will be required to demonstrate that it will not be impacted by existing activities. It is noted that "Community Centre" is listed as an envisaged use in the Urban Renewal Zone, therefore extensions or new development for these purposes would be the type of land use considered appropriate in this area.</p> <p>The DPA includes principles of development control to manage any potential conflicts that may arise from new residential and non-residential development in the area.</p> <p>Noise limits are set in the <i>Environment Protection (Noise) Policy 2007</i> and are determined by a land use category based on the Development Plan zoning. The DPA is not able to change the noise limits applicable to the Urban Renewal Zone. It is noted that the noise limits listed in the Community Information Factsheet were incorrect (they were more restrictive) and the correct noise limits applicable to the Urban Renewal Zone are as follows:</p> <table><tr><th colspan="3">Indicative noise factor (dB(A))</th></tr><tr><th>Zone</th><th>Day (7am -10pm)</th><th>Night (10pm - 7am)</th></tr><tr><td>Industry Zone (existing)</td><td>62</td><td>55</td></tr><tr><td>Urban Renewal Zone (proposed)</td><td>57</td><td>50</td></tr></table> <p>Any noise complaints received by</p>	Indicative noise factor (dB(A))			Zone	Day (7am -10pm)	Night (10pm - 7am)	Industry Zone (existing)	62	55	Urban Renewal Zone (proposed)	57	50	
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		<p>of an active licenced activity under the <i>Environment Protection Act 1993</i>, however, it appears that not all non-residential activities require a licence, thereby increasing the potential for conflict between residential and non-residential land uses.</p> <ul style="list-style-type: none"> Notes that the maintenance of on-street parking for existing and future developments (both residential and non-residential) is paramount as many of the existing non-residential land uses rely heavily upon on-street parking. Residential development, including single width crossovers would result in a loss of on-street parking. Opposes imposition of restricted and permit parking. Concerned that conflict between traffic servicing residential and non-residential land uses will be exacerbated and notes that use of alternative traffic modes, as suggested in the proposed policy, is not practical. Opposes restrictions on the expansion of existing business to mitigate impacts upon residential developments from traffic volumes. Requests consideration should have been given to the rezoning of individual larger allotments for residential use as opposed to the entire zone. 	<p>Council are considered in accordance with the <i>Local Nuisance and Litter Control Act 2016</i> which allows the local context to be taken into consideration in the assessment of noise complaints.</p> <p>Council has undertaken a traffic analysis study in relation to the DPA area, it is attached to this report. The report discusses existing planned transport upgrades and identifies future transport upgrades in the area needed if future development is undertaken in accordance with the Urban Renewal Zone.</p> <p>In 2016, Council adopted <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>. The plan outlines Council's approach to the planning and management of the usage of road space within the local traffic area. The plan identifies a number of projects for road improvements in the Torrensville/Underdale area to be undertaken to create safer and more pleasant street environment. As development occurs in the area over time, Council will continue to proactively manage local traffic through the revision and implementation of the <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>.</p> <p>The Development Plan includes requirements for the provision of off-street parking and shared access points in new residential development.</p>	

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Attachment B – Summary and Response to Public Meeting Submissions

Attachment B – Summary and Response to Public Meeting Submissions

Thirteen (13) submitters requested to be heard, and therefore a public meeting was held on 5 September 2017. It is noted only 10 submitters attended and were heard at the public meeting. An extract from the Council meeting minutes, documenting the meeting proceedings follows the below table summarising submissions.

Sub No.	Name of Respondent	Summary of Verbal Submission/Issues Raised	Council Response
1.	Susan Dreyer	<ul style="list-style-type: none"> • Raised concerns regarding safety and congestion at Holbrooks Road and Ashley Street intersection and narrow Ashley Street roundabout. • Refer to written submission regarding submitter's proposals to improve traffic safety and flows. • Requests traffic matters to be resolved before the population is increased in the area. 	<p>Council has undertaken a traffic analysis study in relation to the DPA area, it is attached to this report. The report discusses existing planned transport upgrades and identifies future transport upgrades in the area needed if future development is undertaken in accordance with the Urban Renewal Zone.</p> <p>In 2016, Council adopted <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>. The plan outlines Council's approach to the planning and management of the usage of road space within the local traffic area. The plan identifies a number of projects for road improvements in the Torrensville/Underdale area to be undertaken to create safer and more pleasant street environment. As development occurs in the area over time, Council will continue to proactively manage local traffic through the revision and implementation of the <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>.</p> <p>The <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i> identifies the removal of the Ashley Street/Sheriff Street and implementation of right turn restrictions to improve travel times on Ashley Street and deter 'rat runs'. The design of the project is currently underway and will be scheduled for construction this financial year.</p>
2.	Chris Younasis (Future Urban Group) on behalf of Symbion Pty Ltd	<ul style="list-style-type: none"> • Submitter has prepared master plan and feasibility study for the rezoning. 	Previous studies have noted the role of catalyst sites within the DPA area in enabling the area's long term

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	<ul style="list-style-type: none"> • Submitter's land is the largest single landholding in the DPA area and a key catalyst site. • Submitter's activities are not likely to expand on the site in the future but it may relocate in the future by only if the rezoning will assist by increasing value of the land to enable relocation of their activities and remediation. Otherwise the submitter will remain on the site in the long term. • Supports the rezoning but seeks 3 key changes. • Refer to written submission regarding submitter's three masterplan options: <ol style="list-style-type: none"> 1. standard land division/sale option 2. townhouse option for house and land development opportunities 3. apartment and land option • The submitter considers redevelopment is only viable if residential development (medium to high density apartments and allotment development sites) is enabled at a density higher than what is contemplated in the DPA. • The submitter identified a range of qualities of the site conducive to the future development. • Requests the following changes to the DPA: <ul style="list-style-type: none"> ◦ Include a concept plan that only applies to the submitter's land to limit building heights along the road frontages and interface with existing residential development to 2 storeys and allow potential for up to 6 storey development in the centre of the site (more than 100 metres from existing roads and residential interface) ◦ Reduce minimum site area requirements for detached dwelling to 200m²; semi-detached dwelling to 150m²; and all other dwelling types to 80m². ◦ Create new category to enable affordable/ social/ aged persons accommodation with a minimum allotment area of 80m². 	<p>transition. The master planning process undertaken by the submitter recognises the site as a potential catalyst for this area's transition.</p> <p>The urban development principles developed to guide the submitter's master planning process aim to support a positive development outcome and are generally aligned with the intent of the Urban Renewal Zone and the broader Development Plan.</p> <p>The increase in building heights and smaller lot site areas proposed by the submitter together represents a significant increase in medium density housing development capacity to the proposed DPA that was released for public consultation. Although it is noted that the increase in maximum building height to 6 storeys is proposed to be significantly setback from existing road frontages and the abutting single storey residential development along Chatswood Grove and Wilford Avenue. The proposal to reduce minimum/average site areas for residential flat buildings and group dwellings (and all affordable/ social/ aged persons accommodation) is about up to half of the minimum/average site areas in the proposed DPA released for public consultation.</p> <p>The submitter's conceptual plans demonstrate that a wider range of dwelling types on smaller site areas could be appropriate as part of a comprehensive development of the site where a range of medium density housing is directly located adjacent to suitable public open space and buffered from ongoing industrial activities.</p> <p>The submitter's proposal to increase maximum building heights is not considered appropriate within this locality nor fitting within the broader medium density housing objective of the proposed zone. The proposal to increase maximum building heights would be more closely resembling high density residential development which is only envisaged in West Torrens in selected Urban Corridor zones.</p>
3.	Susan Atkinson	<ul style="list-style-type: none"> • Vintage Street is a residential street with industrial <p>These matters may also be addressed through</p>

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		<p>activities at each end.</p> <ul style="list-style-type: none"> Concerned about the absence of car parking for existing businesses and the limitations about the existing on-street car parking controls. Concerned regarding the visible rubbish at existing business premises impacting neighbouring fences and visibility down the street. 	<p>enforcement of conditions of a Development Approval issued under the <i>Development Act 1993</i>.</p> <p>Existing developments in Vintage Street and Sheriff Street have existing use rights and any parking, amenity or nuisance issues may be managed in accordance with relevant legislation. The rezoning will control the establishment of new development rather than existing development.</p> <p>In accordance with <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>, Council plans to undertake parking investigations and surveys along Vintage Street and if required, implement parking controls.</p>
4.	Rajkumar Karupiah	<ul style="list-style-type: none"> Concerned about day-time noise and emissions from computer recycling business which operates with its roller door open at the rear of their property and impact on ability of to sleep during the day (submitter is a shift worker) and health impact of emissions. Requests the business operates with the roller door closed. 	<p>Matters relating to existing development may be addressed through enforcement of existing Development Approval and Environment Protection Authority Licence conditions.</p> <p>The submitter has been advised to contact the Environment Protection Authority regarding any concerns about the neighbouring Environment Protection Authority licenced activity.</p>
5.	Mr Dimtrios Mostakis	<ul style="list-style-type: none"> Does not support the rezoning of the submitter's property but other properties may be rezoned if supported by their landowners. Requests that submitter's property at 125-127 Holbrooks Road to be retained as Industry Zone. Considers submitter's property is best suited for commercial/industrial use as it is on the main road. Concerned that industrial land is being eroded. Concerned that the impacts of increased density residential development. Concerned about traffic and parking impacts of rezoning. 	<p>Retaining 125-127 Holbrooks Road as Industry Zone would not enable a coherent streetscape along Holbrooks Road and may have impacts on the directly adjoining properties. Further a single lot zoned Industry surrounded by other zones is not a suitable zoning approach due to the potential for increased land use conflicts. The existing development on site would retain existing use rights and would be not be required to redevelop for land uses envisaged in the Urban Renewal Zone.</p>
6.	Simon Channon (URPS) on behalf of Mr Ian Tregoning	<ul style="list-style-type: none"> Submitter owns 18 properties in the area proposed to be rezoned. Activities on the submitter's properties include light industrial, warehousing and storage, private car park and indoor recreation centre. 	<p>The Urban Employment Zone would not enable the Council's stated vision for the area to transition to lower impacts land uses including medium density housing and compatible business use.</p>

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	<ul style="list-style-type: none"> Do not support the rezoning to accommodate residential development in a long standing industrial area. Note DPA has changed direction during the investigations in recent years and considers there is little strategic support for the proposed Urban Renewal Zone. Supports rezoning the area to be Urban Employment Zone. Considers that some residents support rezoning but that there is not the same level of support from industrial landowners for the rezoning. Considers the DPA is based on a speculative statement that the rezoning will result in increased land values in the DPA area however there is no supporting justification for this statement and questions the benefit of increased land values for residential and industrial development during the transition phase. Considers the DPA area is different to Bowden where there were few, larger lots and significant investment from Renewal SA. DPA does not recognise state strategic documents, including State Strategic Plan, State's Economic Priorities and 30-Year Plan, in respect to maintaining advantaged manufacturing and high growth jobs. Note 30-Year Plan policies seek flexibility in industrial zones, location of industry in proximity to key transport routes (i.e. South Road) and buffers to protect industrial land from encroachment. Note the following issues with the redevelopment of the area: existing EPA licences in the area which have setback distances, there are sites with medium-high risk of site contamination and medium density residential development will exacerbate traffic and parking issues. There are few large sites in the area that could act as a catalyst for development in the area. Supports the earlier reports identifying that the area affected by the DPA be rezoned to the Urban Employment Zone to facilitate a greater range of land uses that are suitable within an industrial area 	<p>Existing developments have existing use rights to continue to operate in the proposed Urban Renewal Zone. New residential development will be required to demonstrate that it will not be impacted by existing activities.</p> <p>The DPA aligns with the 30 Year Plan for Greater Adelaide 2017 Update policies and targets as set out in Appendix A of the DPA released for consultation.</p> <p>The Urban Renewal Zone is a zone module intended to facilitate the transition of an existing industrial area to a revitalised modern, urban location providing for a mix of land uses. The Urban Renewal Zone and Policy Area provisions specifically address matters relating to areas in transition, including land contamination, direct interface impacts, environmental impacts, ongoing industrial operations and suitability of residential development.</p>
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West Torrens Council
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		such as offices, consulting rooms, training facilities and indoor recreation facilities and these types of activities can comfortably fit within the locality.	
7.	Michael Richardson (MasterPlan SA Pty Ltd) on behalf of Township Development Pty Ltd	<p>• Supports the rezoning as it is proposed.</p> <p>• Note the following about the DPA area and reasons why the area is considered appropriate to be rezoned:</p> <ul style="list-style-type: none"> ◦ 80% of the land in non-residential use in the DPA area is within 60 metres of existing dwellings. ◦ Existing transport routes in the DPA area all run through residential areas to major arterial roads ◦ The largest industrial sites all have direct interface with the adjacent Residential Zone. ◦ Nearly but not all improvements on non-residential sites appear to be significantly through their economic life. <p>• Notes that industrial development where it can have adverse impacts is subject to legislation and requirements beyond the <i>Development Act 1993</i>, including the <i>Environmental Protection Act 1993</i> and associated noise and air quality policies, which can act as a brake on industrial development including existing operating businesses.</p> <p>• Notes existing industrial development is close to existing residential development and industrial development is already constrained by this residential development. The type of industrial development in the DPA is of a "light industry" nature and it is suggested that this is a function of the constraints already in this area.</p> <p>• Note this DPA proposes a managed transition over time and it is acknowledged that existing uses have existing use rights (subject to other regulation). This DPA ensures that this transition is managed and that proposed development has regard to development that is in place at that time. Considers the DPA strikes an adequate balance between protecting the rights of non-residential uses and recognising that the ability of intensive industrial development is long gone in this area.</p>	Noted.

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8.	Livio Forza	<ul style="list-style-type: none">• Supports the rezoning• Seeks to build a house on submitter's property in Wilford Avenue which is perceived as a residential area.• Considers that Wilford Avenue was previously categorised as a residential zone before it was changed to an industry zone.• Supports the approach allowing for existing businesses to remain in the area and for the rezoning to enable light and service industries.• Considers the rezoning is an opportunity for business owners to redevelop as residential blocks.• Notes that part of the Industry Zone in Torrensville was previously rezoned to residential and owners have since undertaken residential development.	Noted.											
9.	Michael Wohlstadt (Planning Advisory Services) and David Schiller on behalf of Plastico + Hackett	<ul style="list-style-type: none">• Notes that the Council's consultants and advisors on this DPA identify enviable economic vibrancy of employment and residential development within the Council area and identify that the DPA area should be protected as an Urban Employment Zone to enable a greater variety of economic developments.• Notes the Council's Strategic Plan states that employment zones should be protected and identifies that urban infill causes problems for the local government authority.• Note that ratepayers industrial survey identified that this is too value an asset to lose, create unacceptable risks, discourage investment and increase complaints.• Note that businesses operate within consents issued however this 'existing use' does not create permanent security for existing business seeking ongoing operations. The <i>Environment Protection Act 1993</i> provides for the <i>Environmental Duty of Care</i> concept which applies in a changing context with new zoning, new development and new neighbours changing how the business is required to operate. Council or individual that could make it difficult for ongoing operations of existing businesses. The submitter has experienced this before at its previous location in Thebarton where it operated for 20 years but was pushed out through	<p>Existing developments have existing use rights to continue to operate in the proposed Urban Renewal Zone. New residential development will be required to demonstrate that it will not be impacted by existing activities.</p> <p>Consultant studies have identified the area as a functioning employment area, but that it is not prime industrial land that should be prioritised for protection.</p> <p>Maximum noise levels are set in the <i>Environment Protection (Noise) Policy 2007</i> and are determined by a land use category based on the Development Plan zoning. The DPA is not able to change the maximum noise levels applicable to the Urban Renewal Zone. It is noted that the maximum noise levels listed in the Community Information Factsheet were incorrect (they were more restrictive) and the correct maximum noise levels applicable to the Urban Renewal Zone are as follows:</p> <table><tr><th rowspan="2">Zone</th><th colspan="2">Indicative noise factor (dB(A))</th></tr><tr><th>Day (7am - 10pm)</th><th>Night (10pm - 7am)</th></tr><tr><td>Industry Zone (existing)</td><td>62</td><td>55</td></tr><tr><td>Urban Renewal Zone (proposed)</td><td>57</td><td>50</td></tr></table>	Zone	Indicative noise factor (dB(A))		Day (7am - 10pm)	Night (10pm - 7am)	Industry Zone (existing)	62	55	Urban Renewal Zone (proposed)	57	50
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<p>the gentrification process. The Torrensville location was considered a secure environment to operate.</p> <ul style="list-style-type: none"> • The submitter's business small-medium plastic and metals manufacturing business employing approximately 20 people over two shifts with potential to increase employment by 50%. The location is strategic to its export operations and is supported by State Government. • Requests the rezoning does not proceed, however, if it does proceed, then there should be sufficient car parking on sites for residents and visitors without placing pressure on street parking, built form are to have minimal openings and only one access point and on-street parking should be dedicated to loading activities. • Considers the interests of the residents and residential developers have overwhelmed the evidence and current policies supporting the protection of this industrial area. 	<p>Any noise complaints received by Council are considered in accordance with the <i>Local Nuisance and Litter Control Act 2016</i> which allows the local context to be taken into consideration in the assessment of noise complaints.</p> <p>The Development Plan includes requirements for the provision of off-street parking and shared access in new residential developments. The Urban Renewal Zone provisions require residential development to demonstrate that it will not be impacted by the interface with other activities, this may include measures such as minimising building openings and vehicle access points.</p> <p>Council has undertaken a traffic analysis study in relation to the DPA area, it is attached to this report. The report discusses existing planned transport upgrades and identifies future transport upgrades in the area needed if future development is undertaken in accordance with the Urban Renewal Zone.</p>	<p>In 2016, Council adopted <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>. The plan outlines Council's approach to the planning and management of the usage of road space within the local traffic area. The plan identifies a number of projects for road improvements in the Torrensville/Underdale area to be undertaken to create safer and more pleasant street environment. As development occurs in the area over time, Council will continue to proactively manage local traffic through the revision and implementation of the <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>.</p>	<p>Ashwin Parade - Hardys Road - Ashley Street is a major collector route and east-west link between Holbrooks Road and South Road. As part of local area traffic management, Council is developing concepts for the potential future upgrade of Hardys Road to accommodate mobility and increased accessibility for all road users, including indented</p>
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West Torrens Council
Underdale and Torrensville Urban Renewal Development Plan Amendment
Attachment B – Summary and Response to Public Meeting Submissions

10.	George Stathopoulos on behalf of the Messinian Association of SA Inc.	<p>parking bays to serve future parking demand along Hardys Road. The timing of the implementation of future road improvements will be subject to the rate of future development in the area.</p> <p>Existing developments have 'existing use rights' to continue to operate in the proposed Urban Renewal Zone. New residential development will be required to demonstrate that it will not be impacted by existing activities. It is noted that "Community Centre" is listed as an envisaged use in the Urban Renewal Zone, therefore extensions or new development for these purposes would be the type of land use considered appropriate in this area.</p> <p>The DPA includes principles of development control to manage any potential conflicts that may arise from new residential and non-residential development in the area.</p> <p>Maximum noise levels are set in the <i>Environment Protection (Noise) Policy 2007</i> and are determined by a land use category based on the Development Plan zoning. The DPA is not able to change the maximum noise levels applicable to the Urban Renewal Zone. It is noted that the maximum noise levels listed in the Community Information Factsheet were incorrect (they were more restrictive) and the correct maximum noise levels applicable to the Urban Renewal Zone are as follows:</p> <table border="1"> <thead> <tr> <th rowspan="2">Zone</th> <th colspan="2">Indicative noise factor (dB(A))</th> </tr> <tr> <th>Day (7am - 10pm)</th> <th>Night (10pm - 7am)</th> </tr> </thead> <tbody> <tr> <td>Industry Zone (existing)</td> <td>62</td> <td>55</td> </tr> <tr> <td>Urban Renewal Zone (proposed)</td> <td>57</td> <td>50</td> </tr> </tbody> </table> <p>Any noise complaints received by Council are considered in accordance with the <i>Local Nuisance and Litter Control Act 2016</i> which allows the local context to be taken into consideration in the assessment of noise complaints.</p>	Zone	Indicative noise factor (dB(A))		Day (7am - 10pm)	Night (10pm - 7am)	Industry Zone (existing)	62	55	Urban Renewal Zone (proposed)	57	50	<p>parking bays to serve future parking demand along Hardys Road. The timing of the implementation of future road improvements will be subject to the rate of future development in the area.</p> <p>Existing developments have 'existing use rights' to continue to operate in the proposed Urban Renewal Zone. New residential development will be required to demonstrate that it will not be impacted by existing activities. It is noted that "Community Centre" is listed as an envisaged use in the Urban Renewal Zone, therefore extensions or new development for these purposes would be the type of land use considered appropriate in this area.</p> <p>The DPA includes principles of development control to manage any potential conflicts that may arise from new residential and non-residential development in the area.</p> <p>Maximum noise levels are set in the <i>Environment Protection (Noise) Policy 2007</i> and are determined by a land use category based on the Development Plan zoning. The DPA is not able to change the maximum noise levels applicable to the Urban Renewal Zone. It is noted that the maximum noise levels listed in the Community Information Factsheet were incorrect (they were more restrictive) and the correct maximum noise levels applicable to the Urban Renewal Zone are as follows:</p> <table border="1"> <thead> <tr> <th rowspan="2">Zone</th> <th colspan="2">Indicative noise factor (dB(A))</th> </tr> <tr> <th>Day (7am - 10pm)</th> <th>Night (10pm - 7am)</th> </tr> </thead> <tbody> <tr> <td>Industry Zone (existing)</td> <td>62</td> <td>55</td> </tr> <tr> <td>Urban Renewal Zone (proposed)</td> <td>57</td> <td>50</td> </tr> </tbody> </table> <p>Any noise complaints received by Council are considered in accordance with the <i>Local Nuisance and Litter Control Act 2016</i> which allows the local context to be taken into consideration in the assessment of noise complaints.</p>	Zone	Indicative noise factor (dB(A))		Day (7am - 10pm)	Night (10pm - 7am)	Industry Zone (existing)	62	55	Urban Renewal Zone (proposed)	57	50
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		<ul style="list-style-type: none"> • Submitter is a community association established by Greek migrants that moved from previous premises in Thebarton and moved to an industrial area to avoid the conflict that exists between community associations and residential areas. • Considers the DPA will result in increased conflicts as the areas transitions to a more residential area. • Submitter's facility operates until 1am and authorised to accommodate 350 persons. • The DPA will mean the association is surrounded by residents and will result in conflict as set out in the written submission. • Concerned regarding noise, on street parking, off-street parking. • Submitter currently shares it car parking facilities with its industrial neighbours in harmony as most activities are outside of business hours. • Submitter runs regular Sunday events and a dance school. • Consider the rezoning away from Industry is inappropriate and consider that properties along Stephens Avenue should be excluded from the rezoning. 																							

West Torrens Council
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		<p>Council has undertaken a traffic analysis study in relation to the DPA area, it is attached to this report. The report discusses existing planned transport upgrades and identifies future transport upgrades in the area needed if future development is undertaken in accordance with the Urban Renewal Zone.</p> <p>In 2016, Council adopted <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>. The plan outlines Council's approach to the planning and management of the usage of road space within the local traffic area. The plan identifies a number of projects for road improvements in the Torrensville/Underdale area to be undertaken to create safer and more pleasant street environment. As development occurs in the area over time, Council will continue to proactively manage local traffic through the revision and implementation of the <i>Torrensville/Underdale and Thebarton/Mile End Local Area Traffic Management Plan</i>.</p> <p>The Development Plan includes requirements for the provision of off-street parking and shared access points in new residential development.</p>
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CITY OF WEST TORRENS



MINUTES

of the

Council & Committee Meetings

- Urban Services Prescribed Standing Committee
- Governance Prescribed Standing Committee

of the

CITY OF WEST TORRENS

held in the Council Chambers, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

TUESDAY, 5 SEPTEMBER 2017

at 7.00pm

A handwritten signature in black ink, appearing to read "Terry Buss".

Terry Buss
Chief Executive Officer

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1 MEETING OPENED

The Presiding Member declared the meeting open at 7.04pm.

1.1 Evacuation Procedure

The evacuation procedures were read out to the gallery by General Manager Corporate and Regulatory.

2 PRESENT

Council Members:

Mayor J Trainer (Presiding Member)

Councillors: R Haese, G Palmer, K McKay, G Demetriou, M Hill, S Tsiaparis, G Nitschke, T Polito, J Woodward, C O'Rielly, M Farnden

Officers:

Mr T Buss	(Chief Executive Officer)
Ms P Koritsa	(General Manager Business and Community Services)
Mr B Ross	(General Manager Corporate and Regulatory)
Mr A Catinari	(General Manager Urban Services)
Ms S Curran	(Manager Strategy & Business)
Mr J Ielasi	(Manager City Assets)
Mr T Kelly	(Manager City Development - Acting)
Ms R Perkin	(Team Leader Strategic Planning)
Ms H Bateman	(Project Leader - PDI Act)

3 APOLOGIES

Leave of Absence:

Cr Steven Rypp
Cr George Vlahos

Apologies

Council Members:

Cr Arthur Mangos

RECOMMENDATION

That the apologies be received.

RESOLUTION

Moved: Cr George Demetriou

Seconded: Cr Graham Nitschke

That the recommendation be adopted.

CARRIED

Council Minutes

5 September 2017

4 DISCLOSURE STATEMENT

The following disclosures of interest were made:

Item	Type of Conflict	Elected Member
17.2 Establishment of the Council Assessment Panel	Material	Cr Graham Nitschke
17.9 Nomination to the South Australian Heritage Council	Material	Cr Graham Nitschke
17.2 Establishment of the Council Assessment Panel	Material	Cr George Demetriou
17.7 Nomination to the Local Government Transport Advisory Panel	Material	Cr George Demetriou
17.2 Establishment of the Council Assessment Panel	Material	Cr Tony Polito
17.1 Underdale and Torrensville Urban Renewal Development Plan Amendment Public Consultation Verbal Submissions	Perceived	Cr John Woodward

5 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Council held on 15 August 2017 be confirmed as a true and correct record.

RESOLUTION

Moved: Cr Kym McKay

Seconded: Cr Cindy O'Rielly

That the recommendation be adopted.

CARRIED

6 MAYORS REPORT

RECOMMENDATION

That the Mayor's Report be noted.

RESOLUTION

Moved: Cr Tony Polito

Seconded: Cr George Demetriou

That the recommendation be adopted.

CARRIED

7 ELECTED MEMBERS REPORTS

Cr Polito gave a personal statement relative to a recent meeting of the Development Assessment Panel held on Tuesday 8 August 2017.

Cr Palmer advised of his attendance at the following:

- Local Government Association Community Engagement Charter Session at the LGA House on Wednesday 23 August 2017
- Metropolitan Seaside Councils meeting on Thursday 24 August 2017
- Western Youth Centre Annual General Meeting on Friday 25 August 2017
- Lockleys Neighbourhood Watch meeting on Monday 4 September 2017

Cr McKay advised of his attendance at the Waste Working Party meeting with Cr/s Woodward and Demetriou, the CEO and General Manager Corporate and Regulatory on Thursday 17 August 2017.

Cr O'Rielley advised of her attendance at the Local Government Association Community Engagement Charter Session at the LGA House on Wednesday 23 August 2017 and the Western Youth Centre Annual General Meeting on Friday 25 August 2017 and tabled the 59th annual report of the Western Youth Centre.

Cr Haese advised of her attendance at the Lockleys Football Club community event at Lockleys Oval on Thursday 17 August 2017.

RESOLUTION

Moved: Cr George Demetriou

Seconded: Cr Simon Tsiaparis

That the reports from Members be noted.

CARRIED

8 PETITIONS

Nil

9 DEPUTATIONS

9.1 Susan Dreyer, Underdale re the Underdale and Torrensville Development Plan Amendment Public Hearing

The Presiding Member called upon Ms Susan Dreyer to address Council regarding the Underdale and Torrensville Development Plan Amendment.

Following the deputation Elected Members were invited to ask questions. The Presiding Member thanked Ms Dreyer for her attendance.

9.2 Chris Vounasis, Future Urban Group, on behalf of Symbion Pty Ltd re the Underdale and Torrensville Development Plan Amendment Public Hearing

The Presiding Member called upon Mr Chris Vounasis to address Council regarding the Underdale and Torrensville Development Plan Amendment.

MOTION

Moved: Cr John Woodward

Seconded: Cr Kym McKay

That the time limit allocated for this deputation be extended for a further 1 minute.

CARRIED

Following the deputation Elected Members were invited to ask questions. The Presiding Member thanked Mr Vounasis for his attendance.

9.3 Susan Atkinson, Underdale re the Underdale and Torrensville Development Plan Amendment Public Hearing

The Presiding Member called upon Ms Susan Atkinson to address Council regarding the Underdale and Torrensville Development Plan Amendment.

Following the deputation Elected Members were invited to ask questions. The Presiding Member thanked Ms Atkinson for her attendance.

9.4 Rajkumar Karuppiah, Underdale re the Underdale and Torrensville Development Plan Amendment Public Hearing

The Presiding Member called upon Mr Rajkumar Karuppiah to address Council regarding the Underdale and Torrensville Development Plan Amendment.

Following the deputation Elected Members were invited to ask questions. The Presiding Member thanked Mr Karuppiah for his attendance.

9.5 Dimitrios Mostakis, Underdale re the Underdale and Torrensville Development Plan Amendment Public Hearing

The Presiding Member called upon Mr Dimitrios Mostakis to address Council regarding the Underdale and Torrensville Development Plan Amendment.

Following the deputation Elected Members were invited to ask questions. The Presiding Member thanked Mr Mostakis for his attendance.

9.6 Simon Channon, URPS, on behalf of Mr Ian Tregoning re the Underdale and Torrensville Development Plan Amendment Public Hearing

The Presiding Member called upon Mr Simon Channon to address Council regarding the Underdale and Torrensville Development Plan Amendment.

Following the deputation Elected Members were invited to ask questions. The Presiding Member thanked Mr Channon for his attendance.

8.02pm Cr John Woodward left the meeting.

Council Minutes

5 September 2017

9.7 Michael Richardson, MasterPlan SA Pty Ltd, on behalf of Township Development Pty Ltd, re the Underdale and Torrensville Development Plan Amendment Public Hearing

The Presiding Member called upon Mr Michael Richardson to address Council regarding the Underdale and Torrensville Development Plan Amendment.

8.04pm Cr John Woodward returned to the meeting.

Following the deputation Elected Members were invited to ask questions. The Presiding Member thanked Mr Richardson for his attendance.

9.8 Livio Forza, Underdale re the Underdale and Torrensville Development Plan Amendment Public Hearing

The Presiding Member called upon Mr Livio Forza to address Council regarding the Underdale and Torrensville Development Plan Amendment.

Following the deputation Elected Members were invited to ask questions. The Presiding Member thanked Mr Forza for his attendance.

9.9 Michael Wohlstadt, Planning Advisory Services, and David Schiller, Managing Director, on behalf of Plastico + Hackett re the Underdale and Torrensville Development Plan Amendment Public Hearing

The Presiding Member called upon Mr Michael Wohlstadt and Mr David Schiller to address Council regarding Underdale and Torrensville Development Plan Amendment.

MOTION

Moved: Cr Rosalie Haese
Seconded: Cr John Woodward

That the time limit allocated for this deputation be extended for a further 1 minute.

CARRIED

Following the deputation Elected Members were invited to ask questions. The Presiding Member thanked Mr Wohlstadt and Mr Schiller for their attendance.

9.10 George Stathopoulos, on behalf of the Messinian Association of SA Inc re the Underdale and Torrensville Development Plan Amendment Public Hearing

The Presiding Member called upon Mr George Stathopoulos to address Council regarding the Underdale and Torrensville Development Plan Amendment.

MOTION

Moved: Cr John Woodward
Seconded: Cr Kym McKay

That the time limit allocated for this deputation be extended for a further 1 minute.

CARRIED

Following the deputation Elected Members were invited to ask questions. The Presiding Member thanked Mr Stathopoulos for his attendance.

Council Minutes

5 September 2017

MOTION

Moved: Cr Kym McKay

Seconded: Cr Graham Nitschke

That Item 17.1 - Underdale and Torrensville Urban Renewal Development Plan Amendment Public Consultation Verbal Submissions, be brought forward from the Reports of the Chief Executive Officer for consideration following Item 9.1 Underdale and Torrensville Development Plan Amendment Public Hearing.

CARRIED**9.11 Item 17.1 Underdale and Torrensville Urban Renewal Development Plan Amendment Public Consultation Verbal Submissions**

Cr Woodward declared a perceived conflict of interest in this item as his wife works for a company that works with the parent company of Symbion and remained in the Chamber for the discussion and vote.

This report provided information on the proposed Underdale and Torrensville Urban Renewal Development Plan Amendment for public and agency consultation from 27 June 2017 until 23 August 2017.

RECOMMENDATION(S)

It is recommended to Council that:

1. This report be received.
2. Having met the public consultation requirements of the *Development Act 1993*, in particular Sections 25(11)(a) and (b), with regard to the proposed *Underdale and Torrensville Development Plan Amendment*, a special meeting of the Strategy and Community Prescribed Standing Committee be held following the completion of the Governance Standing Committee on 3 October 2017 meeting of Council and Standing Committees, pursuant to Sections 25(11)(c) of the *Development Act 1993*, to consider and provide advice to Council on the submissions and representations made relating to the proposed Underdale and Torrensville Development Plan Amendment.

RESOLUTION

Moved: Cr Kym McKay

Seconded: Cr Cindy O'Rielley

That the recommendation be adopted.

CARRIED

Cr John Woodward voted in favour of the motion moved by Cr Kym McKay and seconded by Cr Cindy O'Rielley.

Council Name
 Title Development Plan Amendment
 Attachment D — SCPA Timeframe Report: Process C

Attachment C – Timeframe Report

SCPA Timeframe Report: Process B – without consultation approval / 1 Step

The SOI was agreed by the Minister and Council on 8 December 2016.

Key steps	Period agreed to in SOI	Actual time taken	Reason for difference (if applicable)
Investigations conducted and DPA prepared	14 weeks	27 weeks	<p>Council undertook further investigations to assess the suitability of the alternative zoning option (Urban Renewal Zone) proposed by the Minister for Planning in his letter dated 8 December 2016.</p> <p>A revised DPA timeframe was submitted to DPTI on 5 April 2017 to reflect the changed timeline as a result of undertaking the Urban Renewal Zone and DPTI's request that all DPAs be finalised by December 2017.</p>
Agency and public consultation period (report on any delays incurred by agencies)	8 weeks	8 weeks	
Public Hearing held, submissions summarised and DPA amended in accordance with Council's assessment of submissions. <i>Summary of Consultations and Proposed Amendments</i> submitted to Minister for approval.	12 weeks	7 weeks	City of West Torrens committed to a shorter timeframe to meet DPTI's request for all DPAs to be finalised by December 2017.

West Torrens Council
Underdale and Torrensville Urban Renewal Development Plan Amendment
Attachment D — Schedule 4A Certificate

Attachment D – Schedule 4A Certificate

Schedule 4a Certificate

CERTIFICATION BY COUNCIL'S CHIEF EXECUTIVE OFFICER

DEVELOPMENT REGULATIONS 2008

SCHEDULE 4A

Development Act 1993 – Section 25 (10) – Certificate – Public Consultation

CERTIFICATE OF CHIEF EXECUTIVE OFFICER THAT A DEVELOPMENT PLAN AMENDMENT (DPA) IS SUITABLE FOR THE PURPOSES OF PUBLIC CONSULTATION

I Terry Buss, as Chief Executive Officer of the City of West Torrens, certify that the Statement of Investigations, accompanying this DPA, sets out the extent to which the proposed amendment or amendments-

- (a) accord with the Statement of Intent (as agreed between the "Insert Name of Council" and the Minister under section 25(1) of the Act) and, in particular, all of the items set out in Regulation 9 of the *Development Regulations 2008*; and
- (b) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that related to the amendment or amendment has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the Statement of Investigation; and
- (c) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
- (d) complement the policies in the Development Plans for adjoining areas; and
- (e) satisfy the other matters (if any) prescribed under section 25(10)(e) of the *Development Act 1993*.

The following persons have provided advice to Council for the purposes of section 25(4) of the Act:

Kieron Barnes MPIA CPP
Hannah Bateman MPIA

DATED this 21st day of June 2017


.....
Chief Executive Officer

West Torrens Council
Underdale and Torrensville Urban Renewal Development Plan Amendment
Attachment E — Schedule 4B Certificate

Attachment E – Schedule 4B Certificate

Schedule 4B—Certificate—section 25(14)(b)

Certificate of chief executive officer that an amendment to a Development Plan is suitable for approval

I, Terry Buss, as Chief Executive Officer of City of West Torrens, certify, in relation to the proposed amendment or amendments to West Torrens Council Development Plan as last consolidated on 30 May 2017, referred to in the report accompanying this certificate—

- (a) that the Council has complied with the requirements of section 25 of the Development Act 1993 and that the amendment or amendments are in a correct and appropriate form; and
- (b) in relation to any alteration to the amendment or amendments recommended by the Council in its report under section 25(13)(a) of the Act, that the amendment or amendments (as altered)—
 - (i) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that relates to the amendment or amendments has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the report of the Council; and
 - (ii) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
 - (iii) complement the policies in the Development Plans for adjoining areas; and
 - (iv) satisfy the other matters (if any) prescribed under section 25(14)(b)(ii) of the Development Act 1993; and
- (c) that the report by the Council sets out a comprehensive statement of the reasons for any failure to complying with any time set for any relevant step under section 25 of the Act; and
- (d) that the following person or persons have provided professional advice to the Council for the purposes of section 25(13)(a) of the Act:

Hannah Bateman, MPiA.

Date:

.....

Chief Executive Officer

Council Name
Title Development Plan Amendment
Attachment G – Additional Matters and Investigations

Attachment F – Additional Matters and Investigations



ekistics

UNDERDALE AND
TORRENSVILLE
Urban Renewal DPA

Open Space Study

Prepared for:
City of West Torrens

Date:
September 2017

ekistics

**Proprietary Information Statement**

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Document Control

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V1	Preliminary Draft Open Space Study	HK/KB	7 September 2017
V2	Draft Open Space Study	HK/KB	11 September 2017
V3	Final Open Space Study	KB	27 September 2017

Approved by:

A handwritten signature in blue ink, appearing to read "Kim Lamy".

Date: 27 September 2017



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1. Introduction/Background

This report has been prepared in relation to a resolution by the City of West Torrens to investigate opportunities for acquisition of open space in the proposed new Urban Renewal Zone within Underdale and Torrensville (see Figure 1.1 on the following page). The resolution responds to concerns raised by Elected Members that there may be insufficient open space within Underdale and Torrensville to cater for an increased population as a result of the rezoning. The resolution formed part of Council's endorsement of the Underdale and Torrensville Urban Renewal Development Plan Amendment (DPA) for public and agency consultation on 20 June 2017.

Importantly, the provision of appropriate levels of public open space in suitable locations is a key focus of the City of West Torrens with the Mayor, the Hon. John Trainer, noting the importance of:

'providing open space and public places which not only improve the built and natural environments, but also create opportunities for a healthy community life'

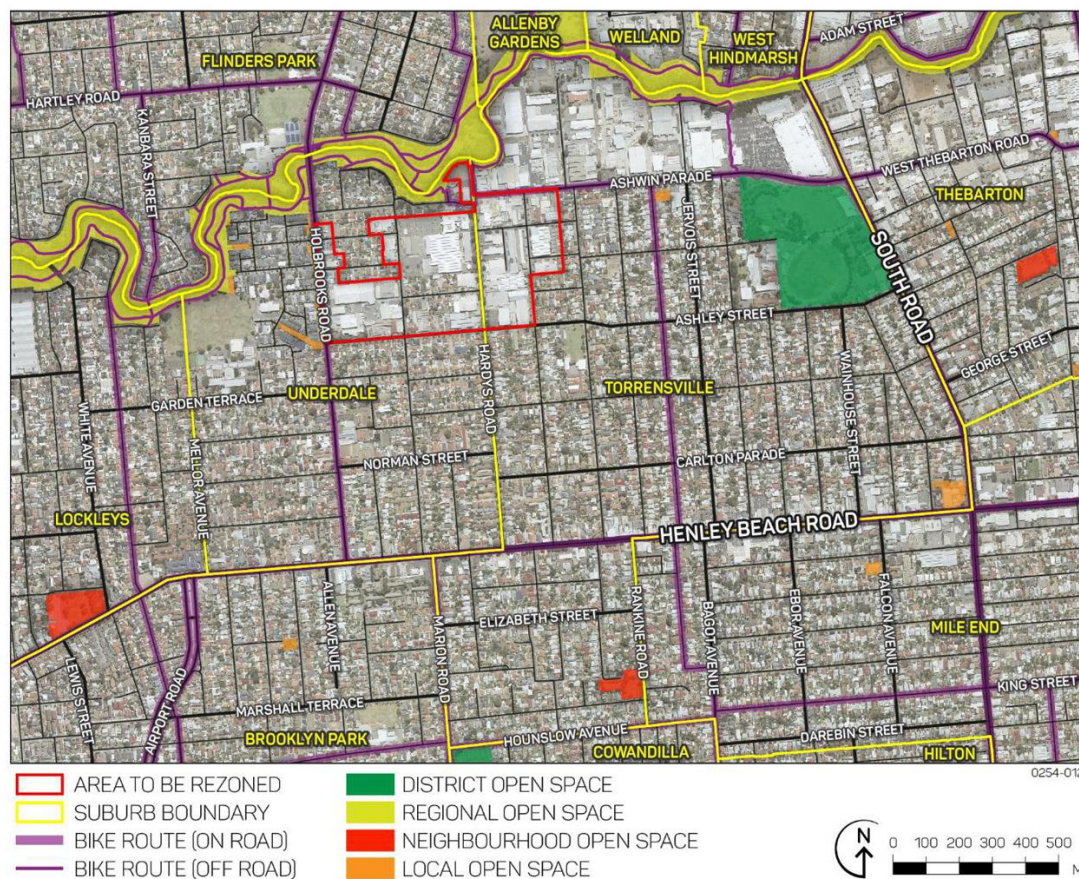
– pg 4, *West Torrens Open Space and Public Place Plan, 2013*

Ekistics Planning and Design has been engaged by the City of West Torrens to prepare a succinct report which provides key information and analysis relating to open space in the context of the Underdale and Torrensville residential areas. The report also provides a discussion detailing a range of potential opportunities to address any potential shortfall in the provision of open space. Accordingly, this report:

- Identifies the open space needs of the Underdale and Torrensville Urban Renewal DPA study area;
- Identifies the type, size and locality of open space in order to best serve the community's needs;
- Identifies mechanisms of open space acquisition that are available to Council; and
- Recommends an approach for Council to provide open space to serve the study area in accordance with the strategies and actions in the 'West Torrens Open Space and Public Place Plan'.

The analysis considers opportunities for new open space to meet the needs of both the existing population and well as the potential increase in population resulting from the Underdale and Torrensville Urban Renewal DPA.

Figure 1.1 Study Area



2. Key Associated Documents

The following documents have been reviewed and key points highlighted by way of background to provide context to this Open Space Report.

2.1 The 30-Year Plan for Greater Adelaide 2017 Update

The '30-Year Plan for Greater Adelaide – 2017 Update' (the '30 Year Plan') guides development across the Greater Adelaide region and, in particular, promotes two key themes of 'Getting Active' and 'a Green Liveable City', which are directly relevant to the provision of open space. Importantly, the 'open space, sport and recreation' section of the 30 Year Plan acknowledges:

The role and value of public open spaces is becoming increasingly important as living patterns within Greater Adelaide continue to change. An increasing number of people are choosing apartments rather than houses, with many new houses having small backyards. Greater emphasis must be placed on quality public open spaces within our communities that can support a diverse range of activities.



Quality green spaces will provide a focus for social interaction between neighbours and help support safe, healthy and connected communities. Parks and other areas of public open space will provide physical activity levels, which improves the overall mental and physical health of the community and its liveability. Access to nature and green spaces also helps promote positive health and wellbeing.

Key open space policies within the 30 Year Plan include:

Policy 99 *Ensure quality open space is within walking distance of all neighbourhoods to:*

- *link, integrate and protect biodiversity assets and natural habitats*
- *provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres*
- *be multi-functional, multiuse (including the shared use of strategically located school facilities) and able to accommodate changing use over time*
- *incorporate the principles of Crime Prevention Through Environmental Design for safety and amenity*
- *contain appropriate and low maintenance species and locate trees to maximise shade*
- *encourage unstructured recreation opportunities such as the provision of a variety of paths and children's play equipment*
- *foster a connection to the natural environment through the provision of nature play spaces and urban forest opportunities.*

Policy 104 *Investigate opportunities to increase the amount and/or quality of public open space provision in areas of low open space provision and areas of increasing population growth*

The 30 Year Plan also includes a medium-term action that acknowledges the need to:

Review the current open space requirement for land divisions and consider alternative approaches to better link development density, different types of neighbourhoods, and community health and wellbeing outcomes.

Further, the positive impact of irrigated open space to reduce the 'heat island effect' and the promotion of physical activity through the strategic location of sporting and recreation facilities is recognised within the 30 Year Plan.

In addition, the 30 Year Plan also promotes the concept of 'walkable neighbourhoods' where the daily needs of most residents can be met within a short trip of where they live or work. A walkable neighbourhood is defined by four criteria; one of which relates to the provision of public open space greater than 4,000m² in size within 400m (5 minute walk) of all households.

2.2 The West Torrens Towards 2025 Community Plan

The 'West Torrens Towards 2025 Community Plan' (the 'Community Plan') acknowledges the importance of open space as an aspect of the built environment and states that:



Access to quality open space is recognised as an extremely important issue to the community and facilitating this remains a Council priority. As the size of private backyards diminish Council faces increasing requirements for quality open space and effective infrastructure such as safe walking paths and bikeways.

A key aspiration of the Community Plan includes 'an appealing and valued open space network' with an associated short-term strategy that seeks to 'identify opportunities to enhance equitable access to open space to achieve active, vibrant and connected communities' which is guided by a long-term strategy to 'develop a network of open spaces across the city...'.

Additional aspirations outlined in the Community Plan relating to open space provisions include 'active, healthy and learning communities' and 'a community that embraces diversity'. The importance of open space as a promoter of community connection is echoed in the associated short term strategy that seeks to 'develop and facilitate the use of community facilities and points of social, recreational and educational interaction'. In this way, open space can improve social capital and facilitate people from diverse backgrounds coming together and interacting in communal spaces.

2.3 The West Torrens Open Space and Public Place Plan

Prepared in 2013, the 'West Torrens Open Space and Public Place Plan' (the 'Open Space Plan') outlines a vision to provide equitable distribution of quality open and public space that responds to both existing and future community needs. The Open Space Plan recognises the importance of functional open space that is designed to meet the user requirements.

The Open Space Plan investigated the legislative requirement for 12.5% of land resulting from a land division (greater than 20 allotments) to be vested to Council (or the Crown) for open space, in accordance with Section 50 of the Development Act, 1993 and concluded this measure has worked effectively for low density development but as residential density increases, it is more appropriate to link open space provisions to the number of people within an area.

The Open Space Plan outlines the following five overarching objectives:

- 1 *Healthy Spaces and Places: Open space and associated facilities which meet the access, inclusion and health needs of the entire community and supports a healthy environment.*
- 2 *The open space we need: An increased quantity, improved structure to open space and planning to meet the future needs of the community.*
- 3 *Making connections: A well connected network of open space and public places which recognise and reinforce the importance of key corridors.*
- 4 *Vibrant public places: Enhanced quality, appeal, vibrancy and diversity of public places across the City.*
- 5 *Caring for our open space: Open space that is used and valued by the community and is managed and maintained efficiently.*



The Open Space Plan sets out a number of strategies to implement the above objectives, including the following strategies relevant to this Study:

Strategy 1.1 – *In accordance with Map 3 adopt an Open Space Hierarchy which responds to the varying purpose, function and characteristics of open space; including;*

Greenways: *A network of green corridors that link open spaces and attract visitors*

Civic: *Open space with strong destination and visitor value, attracting people from across and beyond the City of West Torrens.*

District: *Open space that attracts and benefit people from suburbs while catering for formal sport, recreation, play and community needs.*

Neighbourhood: *Open space that is a focus for local residents, generally servicing or benefiting local neighbourhoods, offsetting a lack of open space or barriers like roads.*

Local: *Open space proving a focus for local residents, generally servicing or benefiting local neighbourhoods.*

Strategy 1.4 – *Increase the provision of open space associated with growth corridors in order to address the potential demand for cultural, recreation and sports facilities*

Strategy 2.1 – *Adopt an open space target of 3 hectares per 1,000 people and increase the provision of open space in order to deliver reserves within 400 metres of residents, including ensuring that new areas of open space are identified within development areas and growth corridors to achieve this target.*

Strategy 4.1 – *Incorporate public place making into structure planning for growth corridors.*

The Open Space Plan also recognises the environmental qualities of open space including its role in mitigating the effects of climate change and reducing the ‘heat island effect’. To this end, the City of West Torrens is continuing to explore opportunities to irrigate areas of open space through the use of sustainable sources of water such as recycled stormwater while also considering both active and passive forms of irrigation.

In terms of the study area, the Open Space Plan includes the following actions which directly relate to an identified shortage of open space within Underdale and Torrensville:

Action 1.5.3

Provide additional play opportunities or improve the quality of reserves to ensure that the number of households within 250m distance of a playground is increased. Focus on the suburbs of Underdale (southeast), Torrensville (south), Brooklyn Park (northeast), Mile End, Hilton, Richmond, Marlestone, Keswick, Ashford, Glandore and Plympton



Action 2.2.4

Investigate mechanisms for the provision of open space to address a deficient in the following locations:

- *North and south of Richmond Road between Marion Road and Brooker Terrace*
- *North of Henley Beach Road between Holbrooks Road and South Road*
- *North and South of Henley Beach Road between South Road and James Congdon Drive*
- *North of Sir Donald Bradman Drive between South Road and Halifax Street*

The Open Space Plan also offers a number of additional recommendations and actions to address the identified shortfall in open space. These include amending the Development Plan to provide greater clarity in relation to Council's vision for the provision of open space. Other actions include exploring the potential to provide additional open space within existing road reserves and to establish agreements with schools to allow wider community access to their areas of open space:

Action 1.10.2

Amend Development Plan policy to improve Council's capacity to negotiate with developers for open space, public place and stormwater outcomes which are consistent with the Open Space and Public Place Plan.

Action 2.2.5

Explore the potential for local road closures and street widening programmes that provide additional open space within areas lacking open space

Action 2.2.6

Establish formal agreements with the schools to provide access for structured and unstructured recreation opportunities for the wider community.

2.4 The West Torrens Council Development Plan

The West Torrens Council Development Plan, consolidated 30 May 2017 contains a 'General Section' policy module titled 'Open Space and Recreation' that outlines the high-level principles to guide future development. In particular, Objective Four indicates that the provision of open space should be based on the following hierarchy:

- State
- Regional
- District
- Neighbourhood
- Local

The Objective is further supported by Principles of Development Control (PDCs) 4 - 7 that state:

PDC 4 *Where practical, access points to regional parks should be located close to public transport*



- PDC 5** *District level parks should be at least 3 hectares in size, and provided within 2 kilometres of all households that they serve.*
- PDC 6** *Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size, and provided within 500 metres of households that they serve.*
- PDC 7** *Local parks should be:*
- (a) a minimum of 0.2 hectares in size*
 - (b) centrally located within a residential area, close to schools, shops and generally within 300 metres of households that they serve.*

The Development Plan also provides a number of qualitative guidelines under the 'Open Space and Recreation' heading in the General Section. More specifically, the Development Plan encourages the following:

- OBJ 2** *Pleasant, functional and accessible open spaces providing a range of physical environments.*
- OBJ 3** *A wide range of settings for active and passive recreational opportunities.*

Public open space and recreation areas are envisaged to incorporate existing vegetation and natural features, provide for the planting of large trees and vegetation while still allowing for a range of formal and informal recreation activities. The existing Linear Park within the Council area, along the River Torrens is an example of a recreation trail that has been designed to preserve vegetation and accommodate a wide range of users including pedestrians, cyclists and those with impaired mobility (where possible).

The importance of incorporating pedestrian and cycling linkages from open space areas to other open space areas as well as key local destinations including centres, schools and public transport is reinforced by the Development Plan. In addition to active transport and land use linkages, passive surveillance to open space areas and adequate lighting around amenities and key movement areas is encouraged to promote safe environments.

The Development Plan is an important statutory tool that guides future development. Accordingly, the existence of specific policies relating to the provision and design of open space reinforce the importance of this element of the development assessment process.

2.5 Open Space Structure Planning for Higher Density Developments

The City of West Torrens has engaged Urban and Regional Planning Solutions (URPS) to analyse the accessibility of open space within West Torrens Council by considering access to open space within 400 metres of all dwellings and the ratio of open space per person (hectares per 1,000 people). This study responds to the findings of the Open Space Plan that the provision of open space (size, location and type) should be based on the number of people living in an area rather than the traditional method of providing 12.5% of land for open space.



Accordingly, the study is reviewing the accessibility to open space based on the population in 2011 as well as the projected population for 2027. Importantly, the projected population is based upon growth assumptions resulting from the anticipated increase in residential densities within the Urban Corridor Zone as identified in the West Torrens Council Development Plan. The potential increase in dwellings within the Urban Corridor Zone was projected using two growth rates being 0.25% (low growth) and 1% (high growth). Higher growth rates were also applied to other areas that are likely to see an increase in densities based on policies in the Development Plan. These include the Residential Medium Density Policy Areas where growth rates of 3% (low growth) and 7.5% (high growth) were considered.

It is understood that the spatial analysis that is currently being prepared by URPS is likely to confirm that certain areas of the West Torrens Council, such as parts of Torrensville, contain little to no public open space within 400m of dwellings and less than 3 hectares of open space per 1,000 people. At the time of writing, a final study report is yet to be considered by Council.

3. State of Play – Situational Analysis

The future provision of open space across West Torrens is influenced by a range of relevant statutory requirements, standards and guidelines which are discussed further below.

3.1 Statutory Requirements

Section 50 of the *Development Act, 1993*, establishes an 'open space contribution scheme' whereby land division proposals that create more than 20 allotments (and one or more of these allotments is less than one hectare in area), require up to 12.5% of the land division total site area be vested in the Council (or the Crown, where appropriate) to be held as open space. Alternatively, the Council may seek a financial contribution prescribed by the regulations or a combination of land and financial contribution. The current open space contribution for each new allotment or strata lot is \$6,830 as per Section 56 Clause (2)(b) of the *Development Regulations, 2008*.

Section 50 of the *Development Act, 1993* also stipulates that the Council must have regard to any relevant provision of the Development Plan that designates any land as open space and must not take any action that is at variance with the Development Plan without the concurrence of the State Planning Commission (SPC [former Development Assessment Commission]).

A land division application whereby 20 or less allotments or strata titles are created requires an open space contribution to be paid in accordance with the *Development Regulations, 2008*, as noted above. The financial contribution is paid into a special fund established for the purpose of acquiring or developing land as open space. The contribution must be paid before Section 51 Clearance can be issued for a land division application.



3.2 Planning and Development Fund

The Planning and Development Fund ('The Fund') was established in the 1960s and continues today under Section 79 of the *Development Act*, 1993. The Fund is primarily derived from developer contributions resulting from land divisions, under Section 50 of the *Development Act*, 1993 and is managed by the Department of Planning, Transport and Infrastructure (DPTI), Urban Design and Public Space Team.

The proceeds of The Fund are directed towards Local Governments to assist with the planning, acquisition and development of public open space as well as other place-based urban development improvements strategies and projects. These programs are referred to as the Open Space Grant Funding program and the Places for People Funding program respectively.

Since July 2002, \$230 million has been provided to approximately 900 open space and public realm projects across South Australia. – (DPTI, Open Space and Places for People Grant Guidelines)

Local Governments can apply to receive grant funding for open space projects that seek to promote opportunities for recreation and enjoyment of the environment. Various open space projects are encouraged including linear parks, coastal reserves, trails and strategic open space linkages. Importantly, the Fund can be used for strategic land purchases to acquire land for public open space.

3.3 Best Practice Guidelines

The design and provision of open space within the City of West Torrens should reflect 'best practice' as expressed in relevant guidelines and standards. For example, the 'Open Space Planning and Design Guide'¹ discusses various best practices associated with the planning and design of open space. In addition, the Guide provides the following key recommendations of relevance to West Torrens:

- Distribution:
 - » Local parks within 400 metres of safe walking distance of at least 95% of all dwellings.
- Size:
 - » The size should be appropriate for the intended use and function of the space, relationship to the surrounding open space and technical specifications of sporting requirements (if any).
- Shape:
 - » Regular-shaped active open spaces provide more flexibility in terms of use rather than irregular-shaped open space areas.
 - » Boundaries should be continuous, either straight or gently curving to maximise ease of maintenance and passive surveillance.

¹ The Open Space Planning and Design Guide was commissioned by the Victorian/Tasmanian Division of Parks and Leisure Australia in 2013, in partnership with the Department of Planning and Community Development).



- Accessibility:
 - » Access to sport and recreation is a right for all, universal design principles and philosophy are encouraged and aim to provide ease, safety and choices of access for all people. Flexibility of access including by walking, bikes, prams, wheelchairs, cars and public transport is encouraged.
- Connectivity:
 - » Land should be set aside and developed in residential areas for local recreation use and to create pedestrian and bicycle links to nearby commercial and community facilities.
- Passive Surveillance:
 - » Increasing dwelling density fronting onto open space, providing road frontage car parking to open space, providing transparent fencing to residential allotments adjoining the open space.
- Orientation:
 - » Providing shade during summer between 11:00am – 4:00pm
- Topography
 - » Maximum gradient of 16% for informal spaces and 2% for active open spaces

3.4 Trends in Open Space Usage and Demand

Recent trends in open space usage indicate that Australians are moving away from traditional, organised sporting activities towards non-organised (social) sports, like walking, which is the most common non-organised physical activity undertaken in Australia. In addition, Australian children are now spending greater leisure time indoors (i.e. increased computer use) and spending less time engaging in physical activity more generally. These emerging trends in leisure activity may partly account for the fact that, according to the ABS 2015 National Health Survey, the overweight and obesity rates are high for both Australian Children (1 in 4) and Adults (approximately 1 in 3).

Similarly, our changing urban environments may play a role in a decrease in physical activity and an increase in weight issues in children. For example, the trend towards medium to high density housing increases the importance of open space networks that replace the more traditional 'backyard'.

Prepared by the Government of South Australia in 2016, the 'Healthy Parks, Healthy People South Australia 2016-2021' report suggests that South Australian '*children are spending less time in nature than at any other time in our history, leading to increasing rates of childhood obesity, depression and behavioural disorders*'. One proposed antidote to the situation is an increase in 'Nature Play' activities that aim to connect children with nature, increase skills and movement and raise awareness about the importance of physical activity and nature.

Also, lone person households are the fastest growing household type in the State and are predicted grow by 44% to 188,000 by 2031 (30 Year Plan, 2017). While the potential implications of this demographic trend on the provision of open space is unclear, it is possible that there will be an increased demand for additional unstructured recreational opportunities associated with walking, cycling and environmental appreciation.



3.6 Underdale and Torrensville Population Profile

In 2016, the combined population of the suburbs of Underdale and Torrensville (see Figure 1.1) was estimated to be in the order of 6,575 people.

Table 3.1 provides an overview of the demographic profile of Underdale and Torrensville.

Table 3.1 Underdale and Torrensville Demographic Highlights

	Underdale	Torrensville
Population (2016)	2,415	4,160
Land Area (Ha)	102	205
Population Density (persons per hectare)	23.63	20.24
Largest Five-Year Age Group	25-29	25-29

Source: *Profile id community – demographic resources, 2017*

The population density in Underdale is slightly higher than Torrensville, being 23.63 and 20.24 persons per hectare.

The Underdale and Torrensville population includes a larger percentage of children aged 0-4 and people aged 25-29 than the broader West Torrens Council area. There are also less people aged 70 and over in Underdale and Torrensville compared to West Torrens and fewer children aged 5-14.

The average household size in Underdale and Torrensville was 2 persons in 2016. In terms of household structure, Underdale contained a higher proportion of couples with children (28.9%) compared to West Torrens (25.5%) and Torrensville (25.7%). There was a slightly lower proportion of lone person households in Underdale (29.3%) compared to West Torrens (30.2%) and fewer again in Torrensville (26.3%). However, the proportion of lone person households in Underdale is similar to Greater Adelaide (27.4%).

The proposed Underdale and Torrensville rezoning will allow for an increase in one and two bedroom dwellings which may result in a greater proportion of lone person households, which is also predicted to increase across Greater Adelaide (30 Year Plan, 2017). More specifically, it is estimated that the Underdale and Torrensville DPA could provide opportunities for 850 dwellings. This would equate to an estimated population of 1,900 within the area affected by the DPA based on the 2011 Census average of 2.25 persons per household in the City of West Torrens. It would also result in a total population in the order of 8,475 people in Underdale and Torrensville – an increase of 29%.

It is noted that the proposed Urban Renewal Zone will encourage medium density residential development ranging in area from 150m² (group dwellings and residential flat buildings) to 250m² (detached dwellings). This is generally consistent with the recently released update to the 30-Year Plan for Greater Adelaide which defines medium density as comprising 35-70 dwellings per hectare (285m² to 142m²). Given the smaller sites areas that will be facilitated by the DPA, the provision of private open space (generally rear yards) will also be smaller than traditionally provided by low-density dwellings in West Torrens. Accordingly, public open space in Underdale and Torrensville will become increasingly important to address the open space needs of the community.

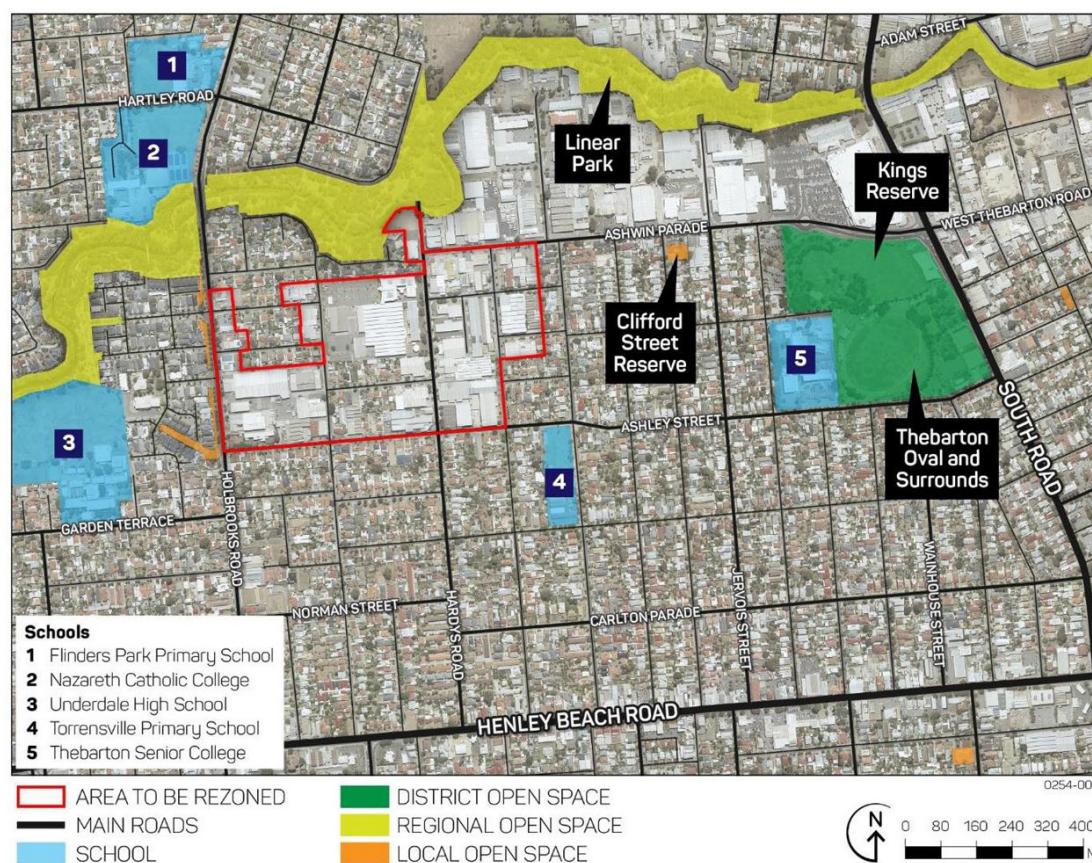
3.7 Underdale and Torrensville Existing Open Space Provision

The proposed area to be rezoned by the Underdale and Torrensville DPA and its spatial relationship to the open space and schools within the broader locality is illustrated in Figure 3.1 below. The Linear Park adjacent the River Torrens directly to the north of the area to be rezoned provides valuable regional level open space and includes cycling and walking paths as well as outdoor exercise equipment, picnic areas and playgrounds (such as the small playground located at the northern end of Wycombe Street). District level open space is provided by Kings Reserve and Thebarton Oval at the corner of South Road and Ashwin Parade. District level open space is provided by Kings Reserve and Thebarton Oval at the corner of South Road and Ashwin Parade.

There are a number of school ovals within the broader catchment. However, given that these facilities cannot typically be used by the general public, they were not included as areas of open space as part of this analysis.

The only local open space of note within the broader locality is the Clifford Street Reserve located to the east of the area to be rezoned. While small strips of local open space are identified on the western side of Holbrooks Road, they have limited value from an open space and recreational perspective.

Figure 3.1 Open Space Provision in Underdale and Torrensville



As highlighted within section 2.4, the West Torrens Development Plan seeks to achieve District level open space within 2 kilometres of households, Neighbourhood level open space within 500 metres of households and Local

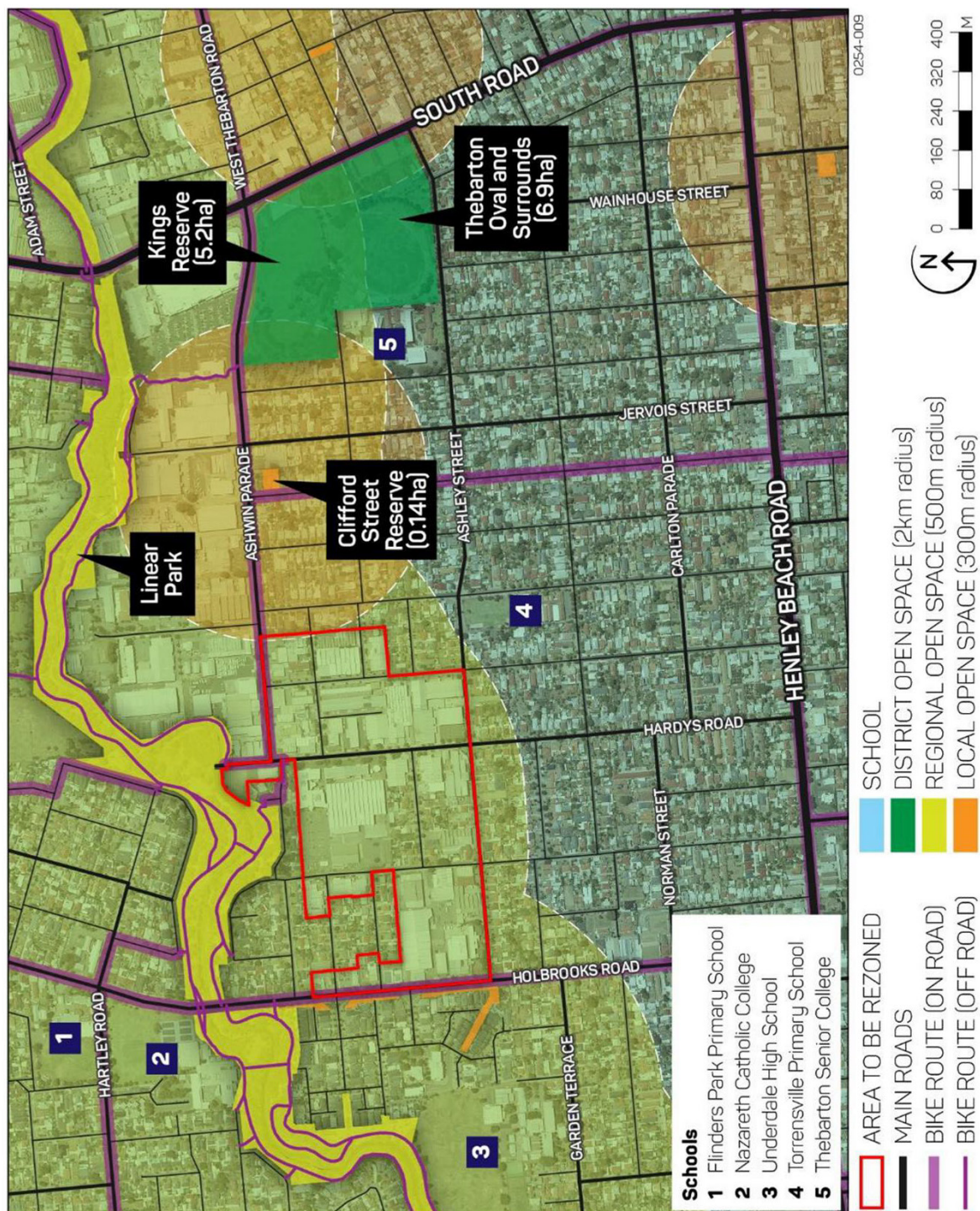


level open space within 300m of households. While it is noted that Council's Open Space Plan recommends a slightly different target for the provision of open space (3 hectares per 1,000 people), the guidelines within the Development Plan have been adopted for the purposes of this Study given their statutory role in the development assessment process. Accordingly, Figure 3.2 on the following page illustrates the proximity of open space in relation to the area to be rezoned under the Underdale and Torrensville Urban Renewal DPA. The figure also illustrates walking distances to the various levels of open space based on the standards contained in the Development Plan.

For the purpose of this analysis, it has been assumed that the River Torrens Linear Park fulfils both a Regional and Neighbourhood level open space function for Underdale and Torrensville. This reflects the unique nature of the River Torrens Linear Park which offers a 'coast to Hills' regional level cycling and walking trail while also providing a series of connected playgrounds, picnic areas and natural reserves.

Figure 3.2 illustrates that the proposed area to be rezoned is appropriately serviced by District level open space as it is within 2km of Kings Reserve and surrounds. It is also appropriately serviced by Neighbourhood level open space as the River Torrens Linear Park is within 500m of the area to be rezoned, as desired by the Development Plan. However, the Clifford Street Reserve is further than 300m from the area to be rezoned and does not meet the Development Plan's desire for Local open space to be at least 0.2 hectares in area. Therefore, the Clifford Street Reserve will not be capable of providing accessible Local level open space for the future residents of Underdale and Torrensville. For these reasons, the proposed area to be rezoned, as well as the existing residential area north of Henley Beach Road, are underserved by local open space areas.

Figure 3.2 Open Space Hierarchy and Walking Distances





4. Closing the Open Space Gap – Opportunities Analysis

4.1 Additional Local Open Space

As outlined in section 3.6 of this report, there is a clear gap in the provision of Local level open space in proximity to the area to be rezoned as well as the existing residential area between Henley Beach Road and Ashley Street. Therefore, it is recommended that Council pursues opportunities to provide additional Local level open space within this area. While such open space can potentially be provided via the land division process (where more than 20 allotments are created), there may be a need for Council to purchase parcels of land in strategic locations in order to address the open space gap.

Given the development opportunities presented by the current rezoning of land in Underdale and Torrensville, it is recommended that, in the first instance, Council seeks to obtain additional open space via the land division process. In other words, new development applications seeking to create more the 20 new allotments should be required to provide open space rather than a financial contribution to address the shortfall of Local level open space that has been identified in this and other studies. While this additional open space should ideally be located near the southern portion of the new Urban Renewal Zone, it is acknowledged that this area may not provide the same level of development opportunities as other portions of the new Zone given the fragmentation of land ownership. Therefore, opportunities to obtain additional open space via the land division process should also be pursued in other areas of the Zone. However, Council should only accept open space where it is of a useable and functional size and assists to address the existing shortfall of Local level open space.

In the event that additional open space cannot be secured via the land division process, Council should seek to purchase land in strategic locations. With this in mind and, based on a review of the capital vs site value ratio for land in Torrensville and Underdale, opportunities exist to consider the potential purchase of properties with a relatively low capital value on either the northern or southern sides of Ashley Street as well as along Armour Avenue. In essence, these properties could be purchased for little more than their land value which would represent the best value for money.

4.2 Open Space Opportunities Plan

Following a detailed review of the supply and demand issues associated with open space in Underdale and Torrensville, it is recommended that Council pursues opportunities to provide additional open space in the form of two new Local level facilities. One of these facilities should be provided within (or close to) the area to be rezoned while the second should be located closer to Henley Beach Road. In this way, the two new areas of open space will provide facilities for future residents in the area to be rezoned as well as existing residents that are currently underserved by local level open space. The new facilities will also assist to close the open space gap associated with the medium density development that is anticipated along Henley Beach Road within the Urban Corridor Zone.

A range of criteria has been considered in relation to the preferred location of these new parks. This has included the likely residential catchment area, land ownership, land value as well as linkages to existing open space, connectivity to existing commercial areas and the local road hierarchy.

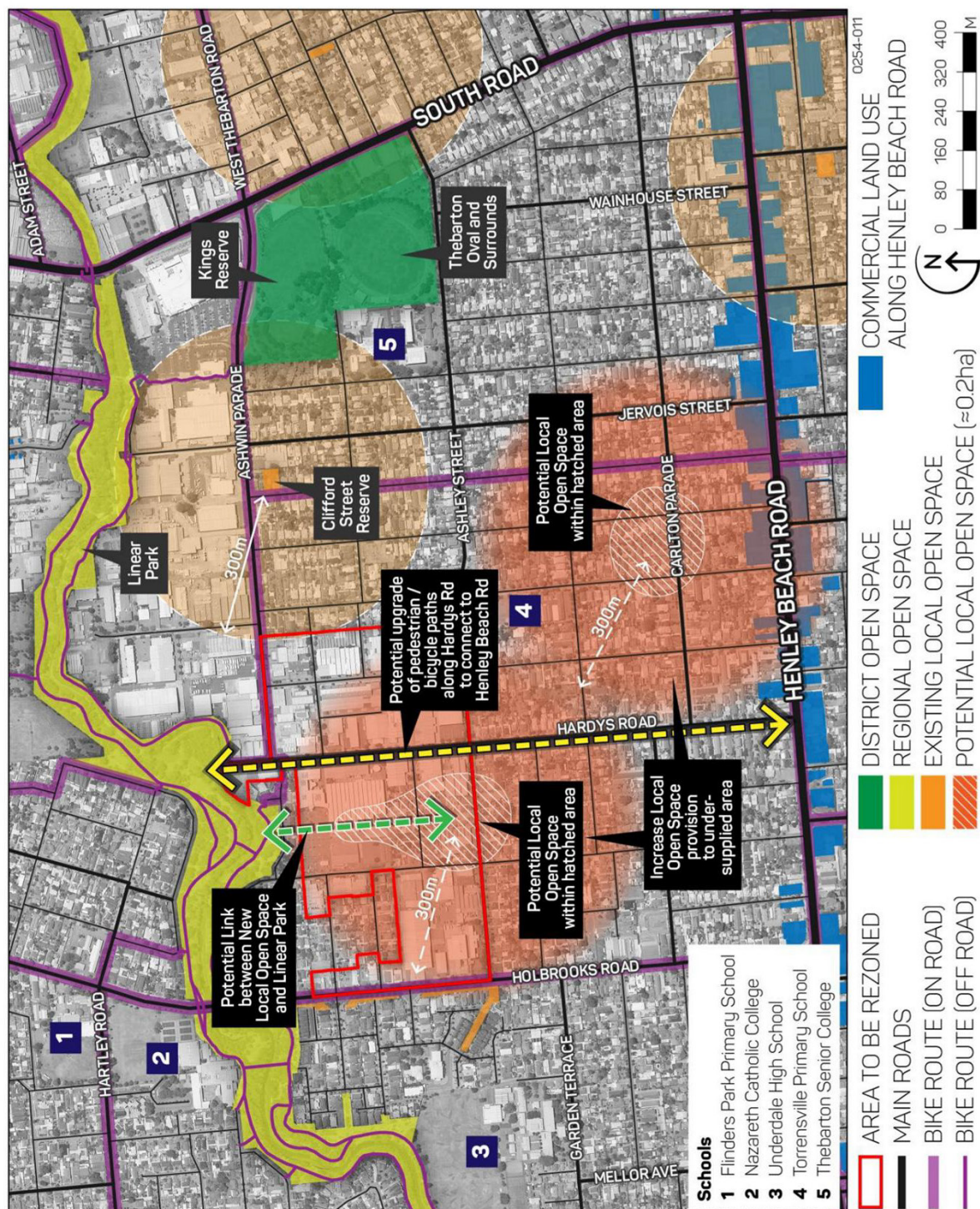


Based on a review of the criteria outlined above, an Open Space Opportunities Plan has been prepared (see Figure 4.2 on the following page). The key features of the Plan include:

- A new Local level open space facility within the area to be rezoned in the vicinity of Ashley Street – potentially with a minor stormwater management element that could be integrated into recreational opportunities;
- A new Local level open space in the vicinity of Carlton Parade;
- Potential open space connection through the Symbion site to link the proposed new local level open space and the River Torrens Linear Park;
- An upgrade to the cycling and walking facilities along Hardys Road to improve connections between the existing and future retail areas along Henley Beach Road and the River Torrens Linear Park (noting that a portion of Hardys Road has already been upgraded and noting that Hardys Road will continue to play an important role as a significant traffic corridor through the area).

It is recommended that the new Local level facilities should have an area of approximately 0.2 hectares which would most likely require the purchase of two or three existing adjoining allotments. An area of this size would also enable the provision of a range of recreational opportunities for various age groups as well as allowing for other facilities such as BBQs and a modest 'kick-about' space. Given the Local level function of the proposed facilities, it is not recommended that car parking be provided on the land. Rather, residents should be encouraged to walk to their new local park.

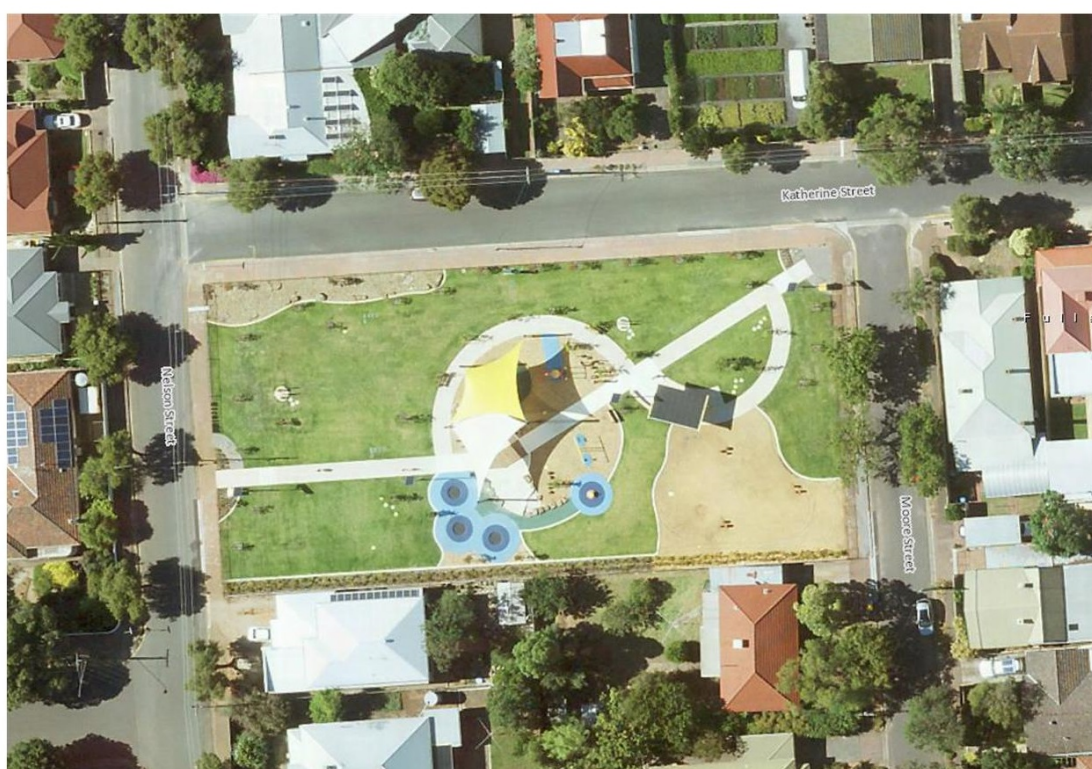
Figure 4.1 Open Space Opportunities Plan



4.3 Katherine Street Reserve – a Possible Example for West Torrens

It is noted that the City of Unley has recently gone through a similar process to address an identified shortfall in Local level open space in the Fullarton area. In this case, Council purchased land at 19-21 Katherine Street, Fullarton and, following a master planning process, has recently established a high quality playground with associated BBQ facilities. The Katherine Street reserve is approximately 0.26 hectares in size and is appropriately located along public roads in close proximity to numerous residential properties (see Figure 4.3 below).

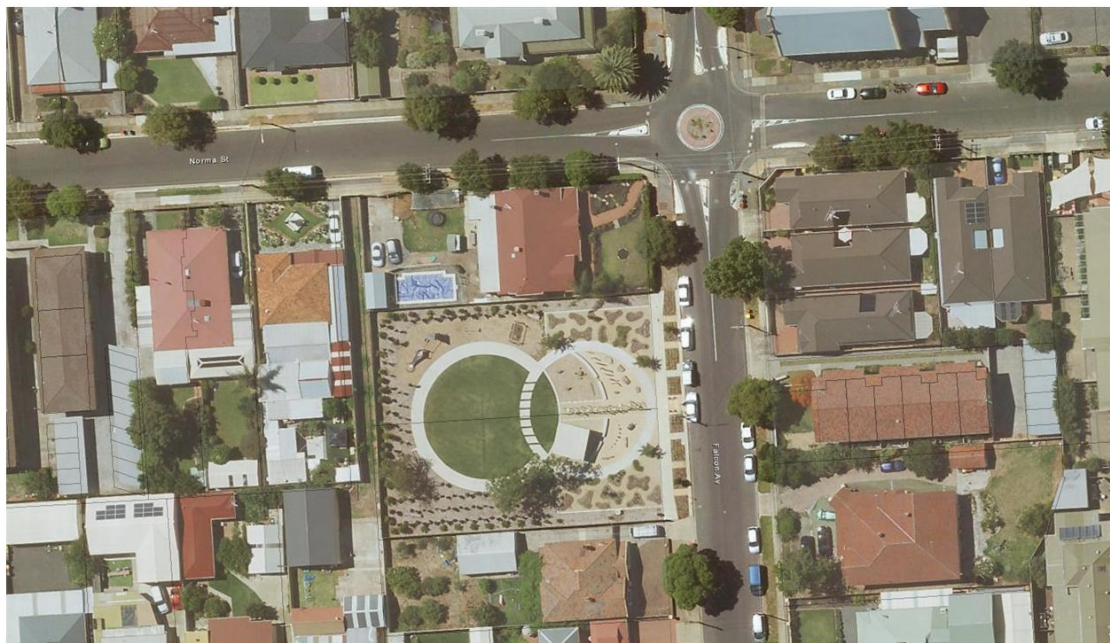
Figure 4.2 Katherine Street Reserve – City of Unley



It is also noted that the City of West Torrens has undertaken a similar process to create a new Local level open space known as Falcon Reserve in Mile End (see Figure 4.3 on the following page).

Falcon Reserve is slightly smaller than the desired 0.2 hectares (approximately 0.16ha), but still provides an excellent model for the creation of additional Local level open space in Underdale and Torrensville. In particular, it provides a relatively wide frontage to a public road, is surrounded by residential development, is within easy walking distance of a major arterial road (Henley Beach Road) and is of a sufficient size to provide a range of unstructured recreation opportunities.

Figure 4.3 Falcon Reserve in Mile End



5. Conclusions and Next Steps

Various investigations and studies have demonstrated that there is a shortage of open space within Underdale and Torrensville. In particular there is a gap in open space at the Local level which is defined in the Development Plan as being a minimum of 0.2 hectares in size and generally located within 300 metres of all households. This gap is likely to be exacerbated by the Urban Renewal DPA which is anticipated to lead to an additional 1,900 people within the area.

While the land division process establishes a mechanism for the provision of additional open space, this only 'kicks in' when more than 20 allotments are created. This also means that the quantitative open space provisions within Council's Development Plan have no work to do unless a land division is lodged seeking to create more than 20 allotments. Therefore, it is considered more likely that the majority of future development in Underdale and Torrensville will be required to pay a contribution to the Open Space Fund rather than providing a physical area of open space. In saying this, Council should be mindful of any opportunities that may present themselves to obtain additional useable and functional Local level open space via the land division process.

While obtaining additional areas of open space through the land division process is likely to be challenging, consideration should be given to improving connections to the River Torrens Linear Park to the north. Potential opportunities exist through the Symbion site and/or by upgrading existing walking and cycling facilities along north-south aligned streets such as Hardys Road (noting the potential competing objective of Hardys Road remaining a significant traffic corridor).



For the above reasons, it is recommended that Council considers opportunities to purchase land in strategic locations which can then be developed as Local open space. The Open Space Fund, which is administered by the State Government, is a potential funding source – particularly where it can be demonstrated that the purchase of land is supported by Council's Open Space Plan.

Two additional Local level open space facilities are recommended in order to close the open space gap in Underdale and Torrensville. These facilities should be approximately 0.2 hectares in size and should, ideally, be located in the vicinities of Ashley Street and Carlton Parade. In this way, the majority of future households in Underdale and Torrensville will be within 300 metres of a local park as desired by the West Torrens Council Development Plan.

CITY OF WEST TORRENS

UNDERDALE AND TORRENSVILLE URBAN RENEWAL DEVELOPMENT PLAN AMENDMENT TRANSPORT ANALYSIS

September 2017

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1.0 INTRODUCTION

In September 2014, Council submitted a Statement of Intent (SOI) for a proposed Underdale and Torrensvile Residential/Industry Interface Development Plan Amendment (DPA) to the Minister for Planning. The SOI sought to rezone part of the existing Industry Zone in Underdale and Torrensvile for mixed use/residential purposes.

Following further consultation between Council and DPTI, at its meeting on 21 March 2017, Council decided to progress the DPA by implementing the Urban Renewal Zone module.

A map of the affected area in the DPA is shown in Figure 1 below. It does not affect land currently zoned 'Industry' located north of Ashwin Parade.

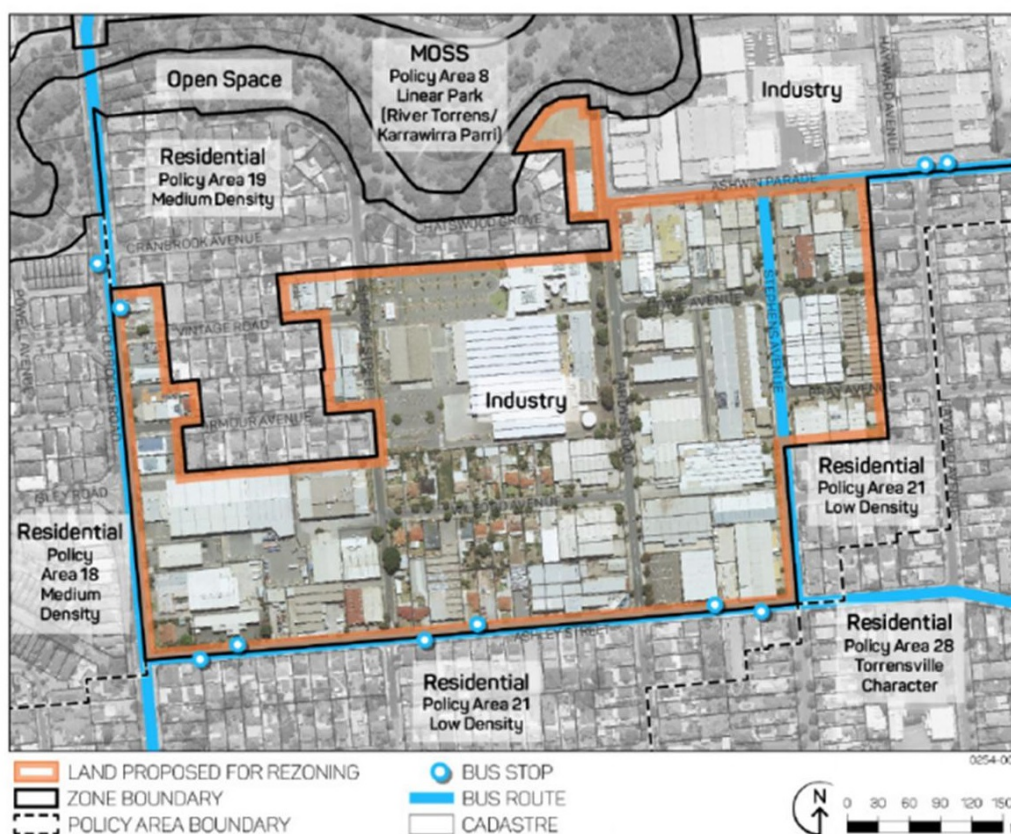


Figure 1- DPA area

2.0 TRANSPORT IMPACT OF POLICY CHANGES

The two primary policy changes that would impact on the transport network are:

- Introducing a new Urban Renewal Zone that facilitates medium density residential developments;
- Introducing a new Mixed Use Transition Policy Area within a portion of the Urban Renewal Zone that accommodates a range of business, commercial, warehouse. Storage and light industrial land uses that would transition land uses in an orderly and efficient manner to compatible adjacent land uses.

Medium density in the DPA is defined as residential housing at a rate of 35-65 dwellings per hectare.

The size of the affected area in the DPA is estimated at approximately 23 hectares. This would equate to 800-1,500 new dwellings.

For the purpose of this transport analysis, the mid-point range is assumed, ie 1,200 new dwellings.

While there would be some non-residential land uses within a portion of the affected area (Mixed Use Transition Policy Area), given that the primary changes relate to residential land uses, the transport analysis is based on the trips generated by the new medium density residential dwellings only.

The DPTI standard, *Trip generation rates for assessment of development proposals*, specifies a trip generation rate of 9.1 vehicles per day (vpd) per individual dwelling (commonly detached dwelling types). For medium density dwellings, it is considered that the use of a trip generation rate of 8 vpd per dwelling would be reasonable.

Based on 1,200 new medium density dwellings being developed within the affected area, the future additional vehicle trips generated by the DPA proposal would be approximately 10,000 vpd.

To estimate the net increase in daily traffic volumes arising from the DPA, regard should be given to the vehicle trips generated by the existing land uses in the affected portion of the Industry Zone. Assuming a site coverage of the building area at approximately 50% (over 23 hectares), the estimated floor area occupied by buildings would be say 100,000m².

The DPTI standard, *Trip generation rates for assessment of development proposals*, specifies a daily trip generation rate of 3.1 to 3.2 vehicles per 100m² of floor area for 'factories and warehouses', which are typical land uses associated within an Industry Zone. For the purpose of this assessment, a trip generation rate of 3 daily trips per 100m² floor area has been used. Based on this rate, the existing land uses within the affected area of the DPA is estimated to currently generate say 3,000 vpd.

Based on the above assessment, the net increase in daily trips generated by the DPA is estimated at 7,000 vpd, when the full redevelopment potential is realised.

3.0 OVERVIEW OF THE CURRENT ROAD NETWORK

The main roads within the study areas under the care, control and management of the Department of Planning, Transport and Infrastructure (DPTI) are Holbrooks Road, Henley Beach Road and South Road. The latest available daily traffic volume for these main roads are 25,400 vpd, 30,700 vpd and 43,600 vpd (reference DPTI's *Location SA Map Viewer*).

There are a number of local Council roads which function as collector type roads, ie they distribute traffic from the existing residential areas to the main roads. The Council's Transport Plan identifies these higher order roads as follows:

Urban Local Road – Major collector roads

- Ashwin Parade
- Hardys Road
- Ashley Street (Holbrooks Road to Hardys Road)

The above major collector roads are identified in the Figure 2 below.

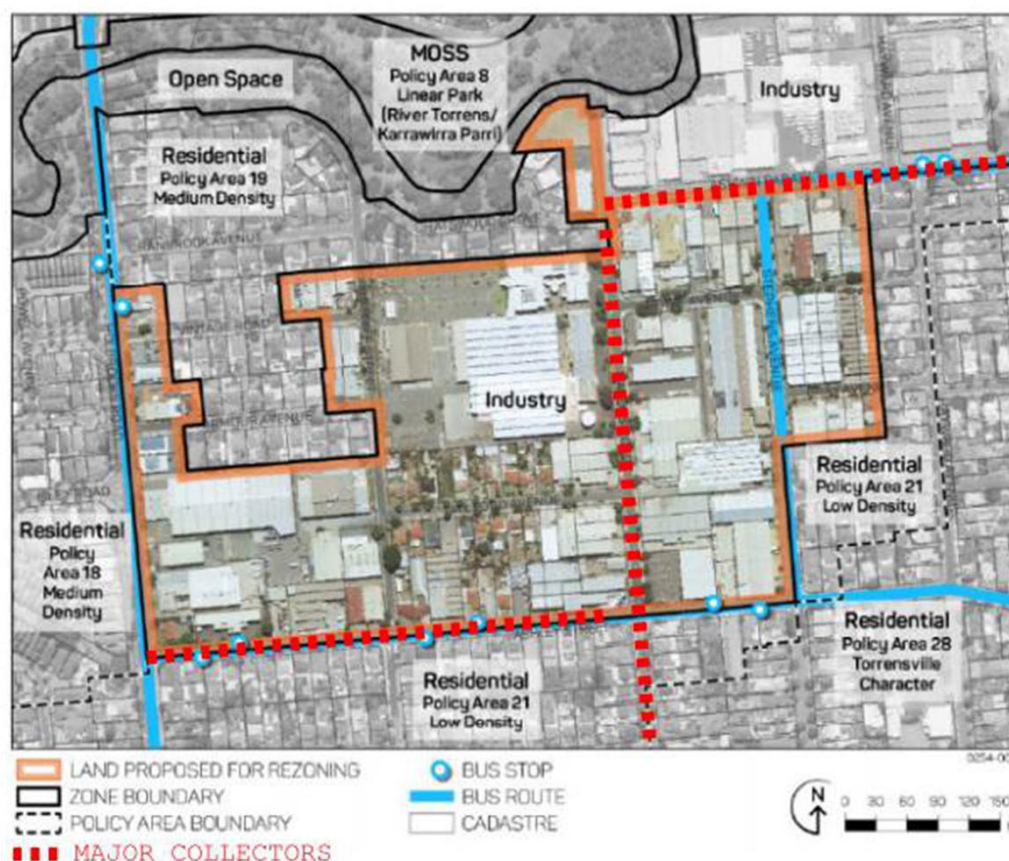


Figure 2 – Existing collector roads

All other roads in the area are defined as *Urban Local Road – Local streets*. Current daily traffic volumes carried by these major collector roads are as follows:

Ashwin Parade (Hardys Rd to Stephens Ave)	4,900 vpd
Hardys Road (Ashwin Pde to Wilford Ave)	5,100 vpd
Hardys Road (Ashley St to Stuckey Ave)	3,000 vpd
Ashley Street (Holbrooks Rd to Sheriff St)	6,200 vpd

Currently the major collector route from Ashwin Parade to Holbrooks Road have a number of issues with prioritising traffic movements at the corner of Hardys Road/Ashwin Parade and Ashley Street/Hardys Road. These issues are currently being addressed as part of the Council's Local Area Traffic Management Scheme for the area using junction redesign and roundabout design respectively.

At the Holbrooks Road junction with Ashley Street, capacity issues at the traffic signals result in queuing and delays for Ashley Street traffic. Site constraints currently restrict opportunities to widen the junction further.

4.0 COLLECTOR ROUTE CONSIDERATIONS

The DPA provides an opportunity to review the road network requirements and to consider a desirable long term plan for the major collector route of Ashwin Parade-Hardys Road-Ashley Street to better manage the road network needs of the area.

Some of the key issues to be addressed include the following:

- Secure additional land to allow widening of the road reserve to occur, similar to land acquisition associated with DPTI's *Metropolitan Adelaide Road Widening Plan*. The additional land would enable a better cross section of the carriageway to be developed and wider verges that would provide more landscaping opportunities to enhance the amenity and streetscape of the area.
- Provide more capacity to the critical nodes along the collector route to facilitate an improved transport arrangement for the new residential areas, existing residential areas and the existing Industry Zone for more efficient movements of goods and traffic.
- Provide a better and more effective separation between the major collector roads and existing and future residential areas, through careful design of dwellings, driveway access and landscaping to protect the amenity of new and existing residential areas and to minimise access and conflict issues.
- Provide an improved connection between Holbrooks Road and the District Centre (Brickworks site) and the future upgraded South Road. The District Centre's catchment extends well beyond the local area and the proposed major collector route upgrade would provide better accessibility to and from the centre and would reduce the need to rely on local streets to more quickly access the centre.
- Over the wider context, the proposed major collector route when upgraded would conveniently connect to West Thebarton Road and Phillips Street (to Port Road and beyond to the DPTI's Ring Route and CBD). West Thebarton Road and Phillips Street are currently being upgraded by Council to higher standards, as part of the Special Local Roads Funding program.
- Consider if Hardys Road, south of Ashley Street, could revert to local collector road status and hence open up more opportunities to design streetscape and traffic management treatments, more

in keeping with that of a residential area than its current role in carrying traffic for the current residential and industrial areas.

Estimated trip distributions

Of the estimated net increase of 7,000 vpd that would be generated by the DPA rezoning, a portion of these trips would be local in nature, ie using the local road system to access the facilities and services at the nearby District Centre (Brickworks and Henley Beach Road).

Assuming that 40% of these trips, say 3,000 vpd, would be distributed to the multiple local streets in the area, ie local trips, the externally generated trips that would require access via the major collector roads would be say 2,000 vpd to Holbrooks Road and 2,000 vpd to Ashwin Parade (assuming an equal directional split to the east and west).

On this basis, the traffic volume changes are estimated as follows:

	<u>Current</u>	<u>Future</u>
Ashwin Parade (Hardys Rd to Stephens Ave)	4,900 vpd	6,900 vpd
Hardys Road (Ashwin Pde to Wilford Ave)	5,100 vpd	7,100 vpd
Hardys Road (Ashley St to Stuckey Ave)	3,000 vpd	less than 3,000 vpd
Ashley Street (Holbrooks Rd to Sheriff St)	6,200 vpd	8,200 vpd

Typically, the mid-block road capacity of urban roads with interrupted flows is in the range of 900 to 1,000 vehicles per hour per lane (vph) (or typically equivalent to 9,000-10,000 vpd). Where road conditions are better, the lane capacity could increase to 1,200 to 1,400 vph per lane (*Source: Austroads Guide to Traffic Management Part 3*). It can be anticipated that the major collectors should not have mid-block capacity constraint issues.

5.0 ROAD UPGRADE REQUIREMENTS

5.1 Key intersections

5.1.1 Ashley Street/Holbrooks Road

The junction would need to be upgraded to a suitable standard for its major collector road function, with additional lanes provided. Land acquisition would be required.

5.1.2 Sheriff Street/Ashley Street

The existing roundabout is proposed to be removed, as part of the Local Area Traffic Management scheme adopted for the area. The removal of the roundabout would allow increased queuing capacity to the traffic signals at Holbrooks Road. Traffic management measures would be considered in Sheriff Street to prevent traffic intrusion into the local residential areas.

5.1.3 Ashley Street/Hardys Road

A roundabout is proposed for this intersection, as part of the Local Area Traffic Management scheme adopted for the area. Some funding has been received from DPTI for land acquisition to enable the roundabout to be constructed. SIDRA capacity analysis have previously indicated that the roundabout would provide an improved access for the Hardys Road-Ashley Street-Holbrooks Road directional movement and the Holbrooks Road-Ashley Street-Hardys Road-Ashwin Parade direction movement. Both these movements are the main traffic movements of the major collector route.

5.1.4 Hardys Road/Ashwin Parade

A T-junction rearrangement is proposed for this junction, as part of the Local Area Traffic Management scheme adopted for the area. The T-junction rearrangement would re-prioritise the traffic flows to match the major collector route traffic movements, ie by downgrading the northern leg of Hardys Road, which is a short dead end roadway.

5.1.5 Hardys Road south of Ashley Street

Consideration could be given to amending the road function of Hardys Road from a major collector road to a local collector road status. This could be accompanied by additional traffic management and landscaping measures.

5.2 Road reserve requirements

5.2.1 Major collector road requirements

The Council's Transport Plan specifies a minimum carriageway width of 11.0m for a collector road without bicycle lanes and 13.5m with bicycle lanes. The above carriageway width includes on-street parallel parking provision.

Footpaths are required on both sides of the road. Additional verge space for street tree plantings and service infrastructure (eg lighting poles, service pits etc) would also be required.

5.2.2 Ashley Street requirements

Currently, Ashley Street has a narrow road reserve width of approximately 14.8m.

In Council's Transport Plan, the desirable width of a major collector road is identified as 11.0m or 13.5m (with bicycle lanes on both sides). In addition, footpaths are required on both sides of a collector road.

It would not be necessary to incorporate bicycle lanes on the Ashley Street carriageway, given that the current bicycle route in Ashwin Parade diverts into Chatsworth Grove to the River Torrens Linear Park. This would be the desirable route for east-west cyclists through the area.

If a 2.0m strip of land were to be acquired along the northern side of Ashley Street (from the rezoned portion of land), the effective road reserve width would be 14.8m plus 2.0m, ie total of 16.8m. Such a width would allow an 11.0m wide carriageway and 2.9m verges on both sides to be accommodated.

To facilitate the road widening requirement, an increased building setback of 5m is recommended for future dwellings in Ashley Street in the DPA.

Given the need to reduce 'side friction' caused by on-street parking on the traffic flows, careful design of future dwellings together with restricting driveway access and limiting on-street parking along the major collector road would ensure that the traffic movement function of the major collector road is not affected too significantly.

A preferable option for on-street parking would be to consider inset parking bays, instead of constructing a wide kerb to kerb width of 11.0m. The inset parking bays would allow better control of the locations for parking and more space to be made available for landscaping.

5.2.3 Hardys Road requirements

Hardys Road has an existing road reserve width of approximately 16.9m (from aerial mapping). The provision of a north-south bicycle linkage in the form of bicycle lanes (to the River Torrens) would require a 13.5m carriageway to be provided.

If a 2.0m strip of land were to be acquired from the eastern and western rezoned portion of land, the effective road reserve width would be 16.9m plus 2.0m, ie total of 18.9m. Such a width would allow a 13.5m wide carriageway and 2.7m verges on both sides to be accommodated.

To facilitate the road widening requirement, an increased building setback of 5m is recommended for future dwellings in Hardys Road in the DPA.

Given the need to reduce 'side friction' caused by on-street parking on the traffic flows, careful design of future dwellings together with restricting driveway access and limiting on-street parking along the major collector road would ensure that the traffic movement function of the major collector road is not affected too significantly.

A public submission on the DPA from a representative of the landowner of the Symbion site on the western side of Hardys Road (75-91 Hardys Road) included concept plans identifying future dwellings 'turned in' to the future local streets, rather than dwellings with direct access to Hardys Road. This would reduce the demand for on-street parking and therefore more of the road reserve width could be assigned to landscaping and streetscaping measures.

Given that the Symbion site would have new public roads created, it is recommended that only 2 local road connections be provided between Hardys Road and Sheriff Street through the subject site. New local roads should be located with appropriate off-sets from existing junctions and intersections. These new road alignment should be of an indirect nature so as to minimise the potential for through traffic to use these local roads to avoid the major collector route. The road design should be in accordance with the requirements specified in Council's Transport Strategy.

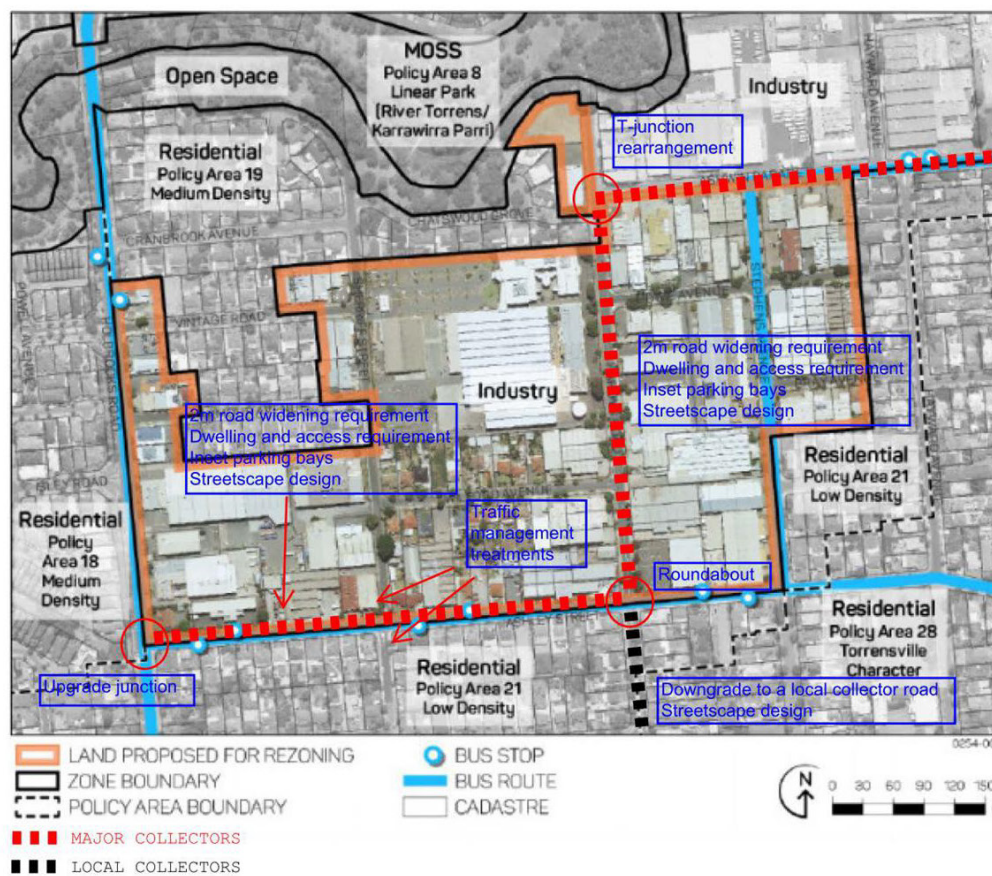


Figure 3 – Upgrade requirements to major collector route

5.3 Future bicycle linkages

The future bicycle routes in the affected area is shown in the Figure 4 below. The bicycle routes would facilitate east-west and north-south bicycle movements and provide convenient linkages to the River Torrens paths.

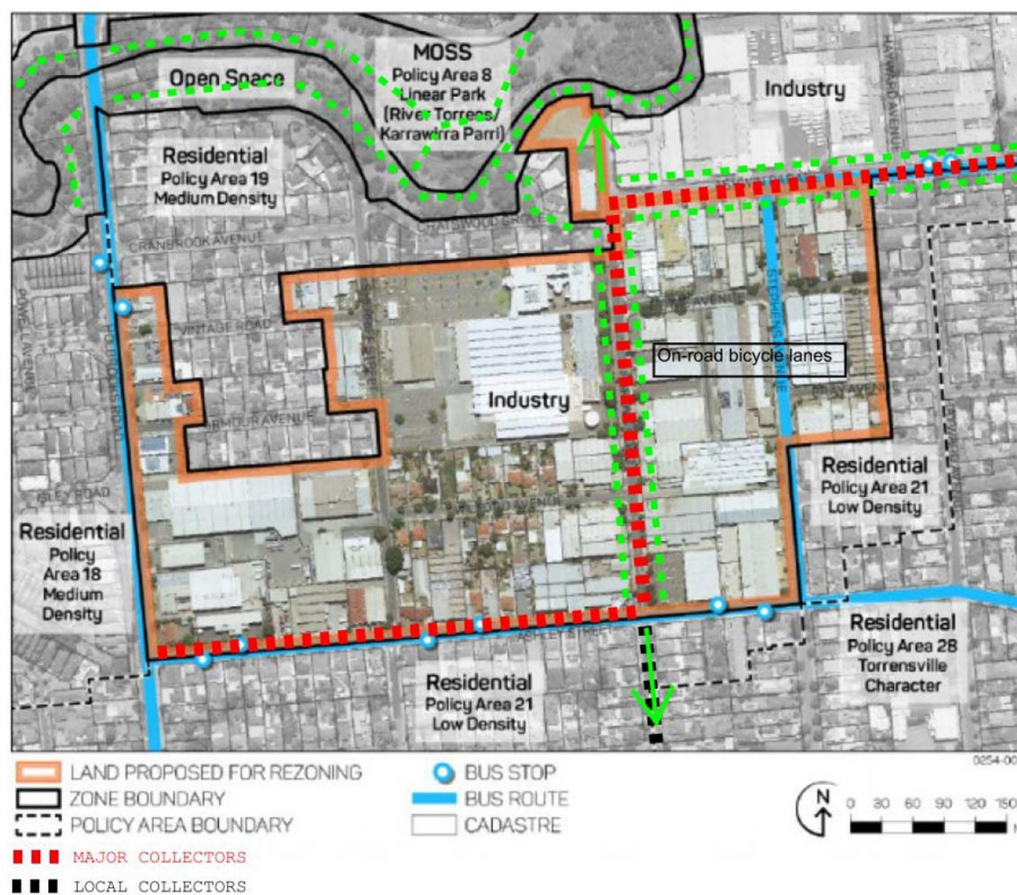


Figure 4 – Future bicycle linkages

6.0 INFRASTRUCTURE UPGRADE COSTS

Upgrade of the existing infrastructure would be required to accommodate the higher densities envisaged in the DPA. At this stage, estimates of costs have not been undertaken. As to how future costs of upgrade works may be shared between affected parties, it is likely that there would be a form of shared funding arrangement between Council and DPTI (eg local road funding programs) and developers (user-pay approach) as parcels of rezoned land are progressively redeveloped.

In some particular situations, eg Ashley Street and Hardys Road, the requirement for a road widening strip of 2m from the rezoned land could be undertaken as part of the normal land division application process, similar to how developments on laneways are dealt with in terms of the current 1m road widening requirement.

Advice provided by DPTI indicates that there may be mechanisms included in the future PDI which would enable cost contributions to be sought by the council from the developers of the rezoned land (ie some form of user-pay approach for upgrade of infrastructure works). That is, developers have to pay into a fund which is then to be used for infrastructure upgrades in that particular rezoned area. This is even for cases where the land has already undergone rezoning before the PDI comes into effect. This funding arrangement may be further investigated in the future.

7.0 SUMMARY

This Transport Analysis report assesses the traffic implications of the subject DPA area being rezoned for higher density residential developments.

The analysis indicates that the rezoning and subsequent redevelopment of the affected area should not result in mid-block road capacity issues arising.

The analysis reviews the appropriateness of the current collector road hierarchy in view of the additional traffic generated and how this traffic would be distributed efficiently to the main road network. Upgrade considerations should be given to the major collector roads to provide a better outcome for traffic movements, whilst providing convenient and safe local access to the existing and new residential areas that would enable amenity and accessibility conditions to be improved and streetscaping requirements to be increased.

Future road upgrades and footpath requirements for collector roads that would be directly impacted by the new traffic generated have been identified and desirable road reserve widths determined. Future bicycle linkages through the area have also been considered.

This report is a broad-based assessment and provides Council with information on the desirable road network and road upgrades that would be necessary from a forward planning perspective. It would also form a useful basis of further discussions with future developers and other stakeholders on cost sharing or cost contribution arrangements that may be required for these works.

The recommendations discussed above relating to traffic management measures, junction upgrades and streetscape planning would be incorporated into the Council's Local Area Traffic Management Plan. The road widening requirements and future dwelling design would be dealt with as part of the normal Development Act processes.

These recommendations are summarised below.

As part of the DPA process:

1. Ashley Street and Hardys Road to have an increased building setback of 5 metres to facilitate future road infrastructure upgrades for the major collector route in the DPA area.
2. Increased traffic pressure on Ashley Street and Hardys Road should be managed by new residential development along Ashley Street and Hardys Road having vehicle access via a rear laneway and no direct vehicle access to the major collector road or, if direct access is necessary, shared access between dwellings should be considered together with forward entry and exit movements.
3. The future potential redevelopment of 75-91 Hardys Road, Underdale, should include the provision for 2 local road connections through 75-91 Hardys Road, Underdale, which provide indirect, local access through the site between Hardys Road and Sherriff Street. Any new road

connections should be offset from existing road intersections and road design should be in accordance with Council's Transport Strategy

As part of the LATM process (see Section 5 discussions):

1. Ashley Street/Holbrooks Road – Consider options to upgrade the junction
2. Sheriff Street/Ashley Street - Consider traffic management measures for Sheriff Street
3. Ashley Street/Hardys Road – Roundabout proposed as part of the current LATM Plan
4. Hardys Road/Ashwin Parade – Junction re-arrangement proposed as part of the current LATM Plan
5. Hardys Road south of Ashley Street – Consider amending the road function to Local Collector Road
6. Ashley Street requirements – Consider road and streetscape upgrade options
7. Hardys Road requirements – Consider road and streetscape upgrade options and include future bicycle lanes when the road is widened
8. Future bicycle linkages – Provide appropriate east-west and north-south bicycle linkages

West Torrens Council
Underdale and Torrensville Urban Renewal Development Plan Amendment
Summary and Response to Agency Submissions

Summary and Response to Agency Submissions

Sub No.	Agency name/ Address/ Contact Person	Submission Summary	Comment	Council Response
1.	Kym Pryde Principal Adviser, Planning Policy And Projects Environment Assessment Environment Protection Authority GPO Box 2607 Adelaide SA 5001	<p><u>Interface between land uses</u> The EPA has liaised with the City of West Torrens for the past 12 months regarding potential noise and air quality issues, particularly in respect of activities that are licensed under the <i>Environment Protection Act 1993</i>, but also in respect of activities that are not required to be licensed by the EPA. As a result, the EPA considers that Council is aware of and has generally addressed potential air quality and noise issues through the DPA.</p> <p>The <i>West Torrens Council Development Plan</i> contains the Interface between land uses module policy as well as the policies proposed in the DPA will be sufficient to ensure that any development applications are able to be properly assessed.</p> <p><u>EPA licensed sites</u> Suggests the wording of the Desired Character statement be modified to refer to EPA-licensed sites and the need to consider evaluation distances in general, without referring to the two sites that are currently licensed.</p> <p><u>Impacts on existing businesses</u> The EPA advises that the proposed rezoning of the affected area to Urban Renewal Zone has the potential to affect the noise limits for businesses already operating within the current Industry Zone.</p> <p>The noise levels in PDC 7 were derived from the <i>Environment Protection (Noise) Policy 2007</i> (the Noise Policy) and are based on development plan zoning. The Industry Zone allows for a higher level of noise than the proposed Urban Renewal Zone. The Urban Renewal Zone principally promotes a mix of commercial and</p>	<p>Noted.</p> <p><u>Principle of Development Control (PDC) 7 – Quiet Locality</u> It is noted that the EPA's suggestion to remove reference to "60dB(A)Lmax between 10pm and 7am" is consistent with the <i>Environment Protection (Noise) Policy 2007</i> and is a more permissive policy which is appropriate in a mixed use environment.</p>	<p><u>Interface between land uses</u> No amendment to the DPA requested or considered necessary.</p> <p><u>EPA licensed sites</u> The EPA's advice has been incorporated into the Urban Renewal Zone Desired Character Statement to remove references to specific EPA-licensed sites and evaluation distances.</p> <p><u>Impacts on existing businesses</u> No amendment to the DPA requested or considered necessary.</p> <p><u>Principle of Development Control (PDC) 7 – Quiet Locality</u> The EPA's advice has been incorporated into Urban Renewal Zone PDC 7 to remove the requirement to meet "60dB(A)Lmax between 10pm and 7am".</p> <p><u>Site contamination</u> No amendment to the DPA requested or considered necessary.</p>

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Summary and Response to Agency Submissions

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		<p>residential land uses and has a noise level that is an average of those two land uses, both of which are lower than the industry land use noise levels. This means that the rezoning would create a stricter (quieter) noise compliance level for existing industry.</p> <p>In respect of the two sites licensed by the EPA (licences 1067 and 41102), activities at both sites occur within sheds and the EPA has no records of noise complaints in the CARES complaints system or records of excessive noise on the licence files. It may be that the licensed sites are already meeting the stricter noise compliance level that would be required for the Urban Renewal Zone, so the rezoning would not have an impact on current operations.</p> <p>If existing industries have already taken all reasonable and practicable measures to attenuate noise as much as possible, and may only just be complying with the Noise Policy (currently), such industries may not be able to comply with the stricter noise compliance levels (in the future) without spending a significant amount of money on new attenuation measures.</p> <p>It should also be noted that the change to an Urban Renewal Zone would result in a quieter noise level for those residences within the existing Industry Zone and the surrounding Residential Zone.</p> <p><u>Principle of Development Control (PDC) 7 – Quiet Locality</u> The table in Urban Renewal Zone PDC 7 identifies that a noise level of '60dB(A)Lmax between 10pm and 7am' applies. It should be noted that that noise level only applies to a 'quiet locality' (i.e. residential) and not to an area that is of a mixed use nature. Therefore, it should be deleted from PDC 7.</p> <p>Site contamination In response to the findings of the preliminary site investigation (PSI) was undertaken by Coffey Environments Australia Pty Ltd, it is identified in the Desired Character statement for the Urban Renewal</p>		

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		<p>Zone that there are sites within the zone that are known to be affected by PCAs, including the potential for some properties to be affected by off-site activities. It is further stated in the Desired Character statement that development of sites that could be affected by PCAs will not occur until appropriate investigations and remediation (where required) is undertaken. It is stated that the site contamination investigations could take the form of a preliminary site investigation, detailed site investigation, or site contamination audit report. This is supported by the EPA.</p> <p>The EPA considers that there is likely to be sufficient policy proposed in the DPA to ensure that site contamination would be able to be properly addressed at the development application stage.</p>		
2.	Andrew Humby Unit Manager - Development Plans Development Division Department of Planning, Transport and Infrastructure GPO Box 1815 Adelaide SA 5001	<p><u>Transition to the Planning and Design Code</u> The introduction of the Planning and Design Code in accordance with the <i>Planning, Development and Infrastructure Act 2016</i> is intended to provide a consistent and contemporary planning policy framework across the State. With this in mind, Council should be aware that any policy affected by the DPA will need to be revisited as part of the transition to the Code.</p> <p><u>DPA Timeframes</u> Council has committed to completing the DPA by December 2017. To help facilitate the implementation of the Code, the Department asks that Council continue to prioritise this process to ensure the DPA is completed within the agreed timeframes.</p> <p><u>Desired Character Statement</u> Suggest that the paragraph making specific mention to the two EPA licenced sites be amended to remove explicit references to the number of sites and actual distances.</p> <p>DPTI generally discourages specific references to particular Agencies</p>	<p>Noted.</p> <p>Public Notification table Following further discussion with DPTI, an alternative amendment is proposed to the Public Notification table listing for "Advertising".</p> <p><u>Mixed Use Transition Policy Area 38 PDC 9</u> Following further discussion with DPTI, an alternative amendment was proposed by DPTI to retain the Council's intent in the PDC.</p>	<p><u>Desired Character Statement</u> DPTI's advice has been incorporated into the Urban Renewal Zone Desired Character Statement to remove references to the number of EPA-licensed sites and specific evaluation distances.</p> <p><u>Urban Renewal Zone PDC 18</u> DPTI's advice has been incorporated into the Urban Renewal Zone PDC 18 for the provision to apply to development which is 3 or more storeys.</p> <p><u>Urban Renewal Zone PDCs 28 and 29</u> DPTI's advice has been incorporated into the Urban Renewal Zone PDCs 28 and 29 to refer to "dwelling"</p>

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		<p>(i.e. the EPA and SafeWork SA) and legislation as it can quickly become outdated if circumstances change and can also limit the scope of investigations to those matters expressly identified. However, DPTI acknowledges Council's intent and is willing to accept the text in this instance.</p> <p><u>Urban Renewal Zone PDC 18</u> DPTI considers the application of this PDC to development of 2 or more storeys to be overly onerous, particularly given 2 storey development can already occur in the area under current zoning provisions. The PDC should be amended to apply to 3 or more storeys in accordance with core text.</p> <p><u>Urban Renewal Zone PDCs 28 and 29</u> PDCs 28 and 29 refer to "residential development", however it is preferable that the PDCs refer to "dwellings".</p> <p><u>Non-complying Development table</u> To ensure consistency with core text and formatting the entry for "Telecommunications facility" should be amended to read as follows: Form of development column: "Telecommunications facility"</p> <p>Exceptions column: Except where located at least 100 metres from: (a) any Local Heritage Place described within the extent of listing within Table WeTo/4 - Local Heritage Places (b) any State Heritage Place described in the extent of listing within Table WeTo/5 - State Heritage Places or listed within the South Australian Heritage Register</p> <p>Public Notification table To ensure consistency with core text, "Advertising should be included as a separate entry under Category 1.</p>		<p>rather than "residential development".</p> <p><u>Non-complying Development table</u> DPTI's advice has been incorporated into the Non-complying Development table listing for "Telecommunications facility" to ensure consistency with core text and formatting.</p> <p><u>Public Notification table</u> The intent of DPTI's advice has been incorporated into the Public Notification table listing for "Advertising" with minor changes to retain consistency across Council's Development Plan.</p> <p>DPTI's advice has been incorporated into the Public Notification table listing table Category 2 column to list "All forms of development not listed as Category 1".</p> <p><u>Mixed Use Transition Policy Area 38 PDC 9</u> An alternative amendment to the PDC suggested by DPTI which retains Council's intent has been incorporated into Policy Area 38 PDC 9.</p> <p><u>Amendment instructions</u> DPTI's advice has been incorporated</p>

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Sub No.	Agency name/ Address/ Contact Person	Submission Summary	Comment	Council Response
		<p>Further, amendments have been made to the core text for the Category 2 list since last considered by Council. The following amendment should therefore be made:</p> <p>Replace: "All forms of development that are 3 storeys or more:" With: "All forms of development not listed as Category 1".</p> <p><u>Mixed Use Transition Policy Area 38 PDC 9</u> DPTI considers that the proposed amendment to core text changes the intent of the policy and is therefore inappropriate in this instance. PDC 9 should be amended as follows: "Non-residential Development at the direct interface with residential development (and vice versa) should..."</p> <p><u>Amendment instructions</u> To ensure correct ordering of the zone and policy area content, the Mixed Use Transition Policy Area 38 (in Attachment B) should be located within the Urban Renewal Zone (Attachment A), directly before the Procedural Matters. To that end, the contents of Attachment B should be included within Attachment A, and the amendment instructions updated accordingly.</p> <p><u>Mapping</u> To avoid confusion, the industrial area marked for removal should be deleted entirely or if delineation is prefer, re-labelled to "Urban Renewal".</p> <p><u>Additional Matters arising from letter to Minister for Planning dated 27 June 2017</u> <u>Environmental requirements</u> The zone seeks to strike a balance between growth and infill imperatives whilst enabling the continuance of existing, viable industries in the short- to medium- term. Therefore, any new development should ensure that it can mitigate impacts on adjoining</p>		<p>and the ordering of the zone and policy area has been changed as requested.</p> <p><u>Mapping</u> DPTI's advice has been incorporated into Concept Plan Map WeTo/24 and the industrial area has been removed.</p> <p><u>Additional Matters arising from letter to Minister for Planning dated 27 June 2017</u> No amendment to the DPA considered necessary.</p>

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		<p>development (be it industrial or residential) to prevent existing employment generators from being prematurely forced out of the area.</p> <p>The policy approach essentially shifts the environmental investigations usually required at the DPA stage to the development assessment stage, and thus there will be some additional cost impacts on developers. However, the required investigations and subsequent costs for development will likely decline over time as the area begins to transition to a predominantly residential area and industrial activities move out.</p> <p>Notwithstanding, it is anticipated that level of information required to demonstrate compliance with the policy would be not different to that which is currently required in instances where sensitive development is proposed in proximity to industrial activities (and vice versa).</p> <p><i>Stormwater provisions</i></p> <p>The policy module first considered by Council contained a number of policies relating to the provision of infrastructure and/or open space to address potential stormwater issues. These policies were developed to address issues associated with the Kilburn area and have since been deleted/refined as part of the Kilburn and Blair Athol Urban Renewal Ministerial DPA (Kilburn DPA). Indeed, Council's consultation DPA reflects these most recent amendments to the policy module. It is therefore considered that this matter has been appropriately addressed.</p> <p><i>Building design and setback provisions</i></p> <p>It is noted that Council has made amendments to a number of PDCs in relation to this matter; please refer to specific policy comments above.</p> <p><i>'Council-specific' policy</i></p> <p>Per comments above, DPTI accepts some of the Council's proposed</p>		

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Sub No.	Agency name/ Address/ Contact Person	Submission Summary	Comment	Council Response
		<p>amendments to the policy as green optional text.</p> <p><i>Car parking requirements</i></p> <p>Whilst acknowledging Council's concerns regarding potential impacts of future development on the provision of on-street parking and associated traffic issues, it is noted that the DPA does not propose any amendments in relation to on-site car parking requirements. It is therefore recommended that Council consider this matter further to determine how best to resolve its concerns.</p>		

Development Plan Amendment

By the Council

Underdale and Torrensville Urban Renewal Development Plan Amendment

The Amendment

City of West Torrens

For Approval

Approved by the Minister responsible for the administration of the
Development Act 1993 pursuant to Section 25 (18), of the
Development Act 1993.

.....
Minister's Signature

Date.....

Underdale and Torrensville Urban Renewal DPA
West Torrens Council
Amendment Instructions Table

Amendment Instructions Table				
Name of Local Government Area: City of West Torrens				
Name of Development Plan: West Torrens Council				
Name of DPA: Underdale and Torrensville Urban Renewal DPA				
<p><i>The following amendment instructions (at the time of drafting) relate to Council Development Plan consolidated on 30 May 2017.</i></p> <p><i>Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.</i></p>				
Amendment Instruction Number	Method of Change	Detail what in the Development Plan is to be amended, replaced, deleted or inserted. If applicable, detail what material is to be inserted and where. Use attachments for large bodies of material.	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)				
Amendments required (Yes/No): No				
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)				
Amendments required (Yes/No): Yes				
Urban Renewal Zone and Mixed Use Transition Policy Area				
1.	Insert	The contents of Attachment A after the 'Urban Corridor Zone and associated Policy Areas'	N	N
TABLES				
Amendments required (Yes/No): N				
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)				
Amendments required (Yes/No): Yes				
Map Reference Table				
2.	Amend	Map Reference Table to include the new Urban Renewal Zone and Mixed Use Transition Policy Area	N	N
Map(s)				
3.	Replace	Zone and Policy Area Maps WeTo/4 with the contents of Attachment B	N	N
4.	Replace	Concept Plan Map WeTo/24 with the contents of Attachment C	N	N
5.	Insert	Concept Plan Map WeTo/25 with the contents of Attachment D	N	N

Underdale and Torrensville Urban Renewal DPA
West Torrens Council
Attachment A

Attachment A

West Torrens Council
Zone Section
Urban Renewal Zone

Urban Renewal Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A zone providing for medium density residential development comprising a range of dwelling types and forms, integrated with a range of non-residential uses and usable open spaces that may also have a dual purpose for stormwater management.
- 2 The orderly and efficient redevelopment of existing and transitioning industrial activities to land uses that are compatible with residential development and other sensitive uses.
- 3 Redevelopment and intensification of urban areas to support the effective and economic provision of public infrastructure and community services.
- 4 High quality public realm through the design and layout of development to encourage walking and cycling access to, and use of, open space, activity centres, fixed transit and high frequency public transport stops.
- 5 A built form that provides a transition down in scale and intensity between those areas where higher building heights are envisaged and to maintain the amenity of adjacent residential properties.
- 6 The minimisation of environmental impacts upon human health, local amenity and the environment.
- 7 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

A vibrant and rejuvenated, medium density neighbourhood, offering diverse residential, affordable housing and mixed use housing choice as well as employment opportunities in close proximity to public transport, services and the River Torrens Linear Park.

Currently, the zone contains a mixture of land uses with a strong focus on non-residential activities such as industry, warehouse, storage and service industry. However, the zone also contains a significant number of residential properties – particularly along Wilford Avenue.

Over time, existing industries and other commercial activities in the zone will transition to medium density residential and compatible mixed use development and older housing stock will be redeveloped.

Non-residential land uses of a small-scale that serve the community and are of a nature and scale consistent with the character of the locality will be encouraged. In particular, non-residential land uses will be single storey in height (or be located on the ground floor of a multi-storey building) and will feature setbacks, building design and floor areas which complement surrounding residential development. Non-residential land uses will be integrated with surrounding residential uses and areas of open space in order to provide a mixture of small shops, offices, consulting rooms, pre-schools, cafes and restaurants (providing outdoor eating places).

In addition to the range of small-scale non-residential land uses envisaged in the zone, a wider range of larger-scale non-residential land uses will be located in the **Mixed Use Transition Policy Area 38** and will primarily contain existing industries and commercial activities. Within this policy area, existing uses will continue together with a range of low-impact mixed-use development. Over time, a transition to medium density residential development will occur where environmental impacts and site contamination issues have been addressed.

Development will address interface issues associated with existing non-residential land uses in the zone as well as nearby industrial land uses to the north of Ashwin Parade through the application of buffers and/or

**West Torrens Council
Zone Section
Urban Renewal Zone**

design techniques to mitigate potential impacts associated with noise, light, dust, traffic, odour and air quality.

Development will allow for variety in housing forms and styles. The zone will comprise primarily medium density residential development of up to 2 storeys. Taller buildings up to 3 storeys and development achieving a net residential density of around 35-65 dwellings per hectare, will be located near the centre of the zone between Sherriff Street and Hardys Road and north of Wilford Avenue.

Within this area, development will be in accordance with Concept Plan WeTo/25 including higher density mixed use apartments that may incorporate ground floor retailing and commercial uses on allotments with smaller site areas where they are setback from Hardys Road and Sherriff Street, and adjoining public open space. The provision of public open space, shared access ways and local road connections will be in accordance with Concept Plan WeTo/25. Local street connections will enable local and indirect vehicle, bicycle and pedestrian connectivity through the area.

Generally, the greatest height, mass and intensity of development will be focussed near the centre of the zone, reducing in scale to transition down at the interface with low rise residential development within the adjoining Residential Zone.

Housing diversity will be delivered through land division layout comprising smaller allotments together with innovative housing design, access and parking arrangements. Larger and/or amalgamated sites will achieve a coordinated development outcome where new medium density housing integrates smoothly with surrounding residential development. Medium rise residential development in the order of two storeys, at the interface of low rise residential development, should through good design, sympathetic scale and the location of windows and balconies, ensure transitioning down in scale thereby limiting the extent of overlooking and overshadowing.

Development in the zone will proceed based on the ability of stormwater related public infrastructure to accommodate the anticipated additional demands being placed on it. Anticipated upgrades of stormwater infrastructure may need to be provided in order to meet future demands created by new, infill development.

There are sites within the zone that are known to be affected by potentially contaminating activities or which have the potential to impact on new development through the emission of noise, dust, light or odour. In particular, the zone contains sites that are licensed by the Environment Protection Authority (EPA) under the *Environment Protection Act 1993*. The EPA licence sites and activities which do not require an EPA licence may have recommended evaluation distances and new development within these distances will ensure that potential impacts from the licenced activity have been appropriately addressed. In addition, sensitive development will take into account separation distances to existing activities which may have been imposed through other forms of legislation such as those administered by SafeWork SA.

Offsite contamination may also exist on adjacent or nearby land, which may impact the use of land within the zone. Appropriate investigations will confirm the potential for site contamination and, where applicable, the extent of such contamination. Development of sites or areas affected by actual or potential site contamination will not proceed unless appropriate investigations and remediation (where required) has been undertaken. This may include in some situations, a Preliminary Site investigation (PSI), Detailed Site Investigation (DSI) or a Site Contamination Audit Report (SCAR) being prepared.

The zone will be enhanced through high quality development and associated improvements to the public realm. Redevelopment of existing sites will occur using high quality design, materials and vegetation (including green walls) to significantly improve the site's appearance. In the public realm, and particularly at the interface with the adjoining Residential Zone, it is desirable to use trees and verge landscaping, swales, rain gardens, parks, parklets and other green infrastructure that complement and enhance the visual impacts of buildings and structures, and add to overall amenity of the zone. An increased dwelling setback for Hardys Road and the northern side of Ashley Street will allow for future street infrastructure upgrades.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following types of development, or combination thereof, are envisaged in the zone:

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Urban Renewal Zone

- affordable housing
- aged persons accommodation
- community centre
- consulting room
- domestic outbuilding
- dwelling(s)
- educational establishment
- office
- pre-school
- primary school
- recreation facilities
- residential flat building
- retirement village
- shop or group of shops
- supported accommodation
- tourist accommodation.

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner.
- 4 A range of residential development types, formats and sizes is encouraged at increased densities to support a diverse population.
- 5 Sensitive development, within the evaluation distance of an active *Environment Protection Act 1993* licenced activity should seek to mitigate impacts of noise and air quality including, odour from the licenced activity, through built form, landscaping, design and orientation.
- 6 Non-residential development should mitigate impacts from visual appearance, building bulk and scale, overshadowing, noise, vibration, chemical over-spray, air quality, odour, dust, hours of operation and on-street parking.
- 7 Sensitive development that increases the overall net density (other than non-habitable structures such as garages, carports and the like) including land division for residential purposes, should not occur where the site(s) are located within the evaluation distance of an active licenced activity (under the *Environment Protection Act 1993*) unless, the following minimum impact requirements are met to mitigate potential risk to human health and the environment:

Type of Impact	Threshold Criteria
Noise	where noise levels measured at the boundary of the development site(s) not exceeding 57dB(A) between 7am and 10pm and 50dB(A) between 10pm and 7am measured and adjusted in accordance with the Environment Protection (Noise) Policy 2007
Odour	where odour measured at the boundary of the development site(s) not exceeding 2 OU measured in accordance with the Environment Protection (Air Quality) Policy 2016
Air quality	where air quality at the boundary of the development site(s) not exceeding maximum concentrations specified in Schedule 2 Clause 2 of the Environment Protection (Air Quality) Policy 2016 measured in accordance with that policy

- 8 Sensitive development, that increases the overall net density (other than non-habitable structures such as garages, carports and the like) including land division for residential purposes, should not occur where the site(s) are located within required separation or buffer distances, of other licenced activities as required by relevant legislation, to mitigate potential risk to human health.

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- 9 Development that results in greater intensity of land use should ensure appropriate stormwater infrastructure is provided to meet the needs and consider implications of the development on upstream and downstream areas of the catchment (which could include regional solutions) including:
 - (a) stormwater management aimed at reducing flow rates
 - (b) integrated Water Sensitive Urban Design techniques.
- 10 Development should ensure movement networks are provided to create a safe and highly connected environment, including:
 - (a) road design and access points to address localised traffic impacts
 - (b) adequate and accessible public open spaces, walkways and cycling pathways.
- 11 Development should not occur until it is demonstrated that the land is suitable for its intended use (including where impacts from historical onsite contamination or where offsite contamination has been identified as impacting the site) in particular where there is:
 - (a) a land use change to a sensitive use, and/or
 - (b) a land division creating allotments intended for a sensitive use.
- 12 Non-residential development should be located on arterial road corridors; collector roads; adjacent open space; or within the Mixed Use Transition Policy Area except where comprising small scale uses that:
 - (a) serve the local community
 - (b) are of a nature and scale consistent with the character of the locality
 - (c) do not compromise the capacity to achieve coordinated activity centre development
 - (d) do not detrimentally impact on the amenity of nearby residents.
- 13 Development listed as non-complying is generally inappropriate.

Form and Character

- 14 The bulk and scale of development should be compatible with adjoining land uses.
- 15 Development should be up to 2 storeys, except near the centre of the zone in between Sherriff Street and Hardys Road and north of Wilford Avenue, where development may be up to 3 storeys.
- 16 To minimise building mass at the interface of residential development, buildings over 2 storeys should seek to minimise interface impacts by scaling down buildings and articulating building facades to complement adjoining developments.
- 17 Development of multiple dwellings on one site should ensure access to parking and garaging areas from public roads is via a minimum number of common or shared driveways.
- 18 Development of three or more storeys in height should ensure that:
 - (a) north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June
 - (b) ground level open space of existing buildings receives direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level open space

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- (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).
- 19 Development fronting Ashwin Parade and the northern portion of Hardys Road should provide a physical buffer to noise and air emissions from those roads and the industrial activities to the north.
- 20 Residential development along Hardys Road within the area subject to **Concept Plan WeTo/25 should achieve vehicle access via a rear laneway and should not have direct vehicle access to Hardys Road or, if direct access is necessary, shared access between dwellings should be provided together with forward entry and exit movements.**

Dwellings and Residential Flat Buildings

Building to the Side Boundary

- 21 Walls of dwellings and residential flat buildings sited on side boundaries should be in accordance with at least one of the following:
 - (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
 - (b) constructed in accordance with any approved building envelope plan
 - (c) the exposed section of the wall is less than 8 metres in length and 3.5 metres in height.
- 22 Dwellings and residential flat buildings developed to both side boundaries, except where there is less than 25 square metres of private open space, should provide ground level access to the rear of the site via a carport, garage, access way, service lane or the like.

Setbacks from the Side Boundary

- 23 Walls of dwellings and residential flat buildings set back from the side boundary should be designed in accordance with the following:

Wall height (measured from natural ground level)	Minimum setback from side boundaries except if it is a boundary wall (metres)
For any portion of the wall less than or equal to 3 metres	1
For any portion of the wall greater than 3 metres	2

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Front Setbacks

- 24 Dwellings and residential flat buildings (excluding verandas, porticos and the like) should be set back from road frontages in accordance with the following parameters:

Minimum setback	Value (metres)
From the primary road frontage of an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
From the primary frontage of Ashley Street and Hardys Road	5
From the primary road frontage of all other roads	3 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (where there is only one such dwelling, the setback of that dwelling) or a lesser setback is provided as part of an approved building envelope plan 1.5 where the allotment is located adjacent to a public reserve greater than 2000 square metres and the River Torrens Linear Park, the dwelling faces that reserve and vehicle access is provided to the rear of the allotment
From a secondary road frontage that is an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
Minimum setback to a secondary road frontage that is not an arterial road	0.9

Setbacks from Rear Boundaries

- 25 The walls of dwellings and residential flat buildings should be set back from rear boundaries, except where the rear boundary adjoins an access way, in accordance with the following parameters:

Allotment size (square metres)	Ground floor minimum setback (metres)	Second storey minimum setback (metres)	Third storey or more minimum setback (metres)
≤300	2	5	5 plus any increase in wall height over 6 metres
>300	4	6	6 plus any increase in wall height over 6 metres

- 26 Walls of dwellings and residential flat buildings sited on rear boundaries should be in accordance with at least one of the following:

- (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height

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- (b) constructed in accordance with any approved building envelope plan.
- 27 Walls located on the side boundary should be devoid of windows, unless located adjacent public space.
- 28 Carports and garages should not be located in front of the building line of dwelling; and
- (a) should have a maximum opening of 6 metres wide
- (b) if accessed from a lane, alley or right-of way, the lane should be at least 6.2 metres in width.

Site Area

- 29 A dwelling, except where identified in Concept Plan Map WeTo/25, should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Area (square metres)	Minimum frontage (metres)
Detached (except where constructed boundary to boundary)	250 minimum allotment area	9
Semi-detached	200 minimum allotment area	8
Row dwelling and detached dwelling constructed boundary to boundary	150 minimum allotment area	5
Group dwellings and / or residential flat building	150 average site area per dwelling	9

- 30 A dwelling, where identified in Concept Plan Map WeTo/25, directly adjoins public open space and does not directly adjoin Sherriff Street or Hardys Road, should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Area (square metres)	Minimum frontage (metres)
Detached (except where constructed boundary to boundary)	200 minimum allotment area	9
Semi-detached	150 minimum allotment area	8
Row dwelling and detached dwelling constructed boundary to boundary	150 minimum allotment area	5
Group dwellings and / or residential flat building	80 average site area per dwelling	9

Private Open Space

- 31 Dwellings at ground level should provide private open space in accordance with the following table:

**West Torrens Council
Zone Section
Urban Renewal Zone**

Site area per dwelling (square metres)	Minimum area excluding any area at ground level at the front of the dwelling (square metres)	Minimum dimension (metres)	Minimum area provided at the rear or side of the dwelling, directly accessible from a habitable room (square metres)
≥200	40, of which 16 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	2.5	24
<200	15, of which 5 may comprise balconies, roof patios and the like, provided they are a minimum dimension of 2 metres	2	10

32 Where a building comprises one or more dwellings located above ground, provision should be made for:

- (a) 25 square metres of communal open space per above-ground dwelling
- (b) private open space for each above ground dwelling in accordance with the table below:

Site area of dwelling (square metres)	Minimum area of private open space (metres)	Minimum dimension of private open space (square metres)
≥200	10	2
<200	8	2

Affordable Housing

33 Residential development should include a minimum 15 per cent of dwellings for affordable housing.

34 Affordable housing should be distributed throughout the zone to avoid over concentration of similar types of housing in a particular area.

Non-Residential Development

35 Non-residential development should:

- (c) be physically connected with surrounding residential areas by avoiding large expanses of vehicle parking that physically separates the development from surrounding residential areas
- (d) orient development towards and near to public spaces and street frontages
- (e) incorporate, where possible, mixed use development along the edges to provide a transition from activity centre uses to residential areas
- (f) include shelter for pedestrians along public streets and internal access ways
- (g) ensure building façades create diversity of interest and have the appearance of an aggregation of small buildings
- (h) ensure roof forms are varied and do not include large expanses of roofline that are visible from the public domain

West Torrens Council
Zone Section
Urban Renewal Zone

- (i) ensure buildings address the street frontage and open spaces with servicing areas generally accessed via rear lanes or internal to the centre and not visible from public streets.

- 36 Non-residential development should have front, rear and side setbacks consistent with the setbacks sought for dwellings and residential flat buildings.

Land Division

- 37 Land division should create new allotments that are of a size and configuration to ensure the objectives of the zone can be achieved.
- 38 Land division should result in north-south / east-west grid design to facilitate allotments and dwellings that primarily orientate north-south to maximise passive solar efficiency.
- 39 Land division should result in allotments that allow building orientation that minimises the impact of garages and driveway crossovers on the streetscape and should be designed to provide a maximum number of on street car parks, particularly adjacent to allotments intended to be developed for affordable housing.
- 40 Land division in the zone should only occur where the land is suitable for the intended use having considered access, contamination, noise impacts and air quality (including odour).

West Torrens Council
Zone Section
Urban Renewal Zone
Mixed Use Transition Policy Area 38

Mixed Use Transition Policy Area 38

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area accommodating a range of business, commercial, warehouse, storage and light industrial land uses that are envisaged to transition in an orderly and efficient manner to compatible mixed use development, including residential development.
- 2 The effective location and management of industrial and commercial activities at the interface of adjacent areas that support residential and other sensitive land uses.
- 3 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity, particularly at the interface of residential areas, along arterial roads and the boundaries of adjoining zones.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area will, through changing land uses and urban renewal, transition to a revitalised modern, urban location providing for a mix of land uses, including complementary small scale retail, community facilities, commercial uses, light industry and generally, medium density housing in appropriate locations.

As existing industrial and commercial activities continue to operate, some under various licencing requirements, opportunities for such activities to transition to new land uses is anticipated, providing for new employment opportunities and mixed use developments.

Residential and other forms of sensitive development will only occur within the policy area as adverse impacts of adjoining industrial and commercial activities relating to noise, dust, traffic movements, air quality and odour are lessened or a better understanding of the impacts are determined and associated appropriate separation distances are applied.

The policy area will be enhanced through high quality development which creates visual interest through the use of articulated façades and utilises a mixture of building materials and canopies or verandahs while avoiding long blank walls fronting the public realm. Redevelopment of existing sites will occur using high quality materials, landscaping and other elements to create a mixed use area. Where non-residential development is sited adjacent residential development, landscaping and street trees will complement and enhance the visual impacts of buildings and structures, adding to overall amenity and streetscape quality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following additional types of development, or combination thereof, are envisaged in the policy area:
 - light industry
 - service industry
 - service trade premises
 - store
 - warehouse.
- 2 Development should promote the redevelopment and transition of the area towards medium density residential development supported by a mix of compatible land uses as set out in the **Urban Renewal Zone**.

West Torrens Council
Zone Section
Urban Renewal Zone
Mixed Use Transition Policy Area 38

- 3 The expansion, alteration or replacement of existing industrial activities that have environmental impacts which currently extend over residential areas should not occur unless the impacts can be significantly reduced and managed in accordance with *Environment Protection Act* requirements.
- 4 Development, including land division, should only occur on land which is suitable for its intended use(s) with respect to site contamination.
- 5 Development and redevelopment of industrial areas should be orderly and efficient and compatible with residential development and other sensitive uses.
- 6 Residential development should only occur where it can be demonstrated that the environmental impacts of nearby industrial land uses can be mitigated to a satisfactory level.
- 7 Development should not be undertaken if it will be prejudicial to the orderly and economic development of future residential or associated land uses within the zone.

Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 9 Development at the direct interface with residential **and/or non-residential development** should:
 - (a) incorporate a range of operational, physical and/or spatial design techniques to improve the amenity of the area
 - (b) seek to minimise impacts from visual appearance, building bulk and scale, overshadowing, noise, vibration, chemical over-spray, air quality, odour, dust, hours of operation and on-street parking
 - (c) incorporate planting of street trees and a landscape buffer to improve amenity through planting of appropriate scale trees.
- 10 Development should through appropriate building design and orientation attempt to mitigate adverse environmental impacts including noise and air quality (including odour) impacts.
- 11 Development generating high levels of heavy vehicle use should direct traffic movements of this nature away from established residential areas.

**West Torrens Council
Zone Section
Urban Renewal Zone**

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

Non-complying Development

Development (including building work, a change in the use of land or division of an allotment) for the following is non-complying:

Form of development	Exceptions
Advertisement and / or advertising hoarding	Except where it is ancillary to and in association with non-residential development
Fuel depot	
General industry	
Industry	Except where it involves the following (a) and/or (b): (a) light industry (b) service industry.
Intensive animal keeping	
Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the <i>Environment Protection Act 1993</i> .	
Road transport terminal	
Special industry	
Telecommunications facility	Except where located at least 100 metres from: (a) any Local Heritage Place described within the extent of listing within Table WeTo/4 - Local Heritage Places (b) any State Heritage Place described in the extent of listing within Table WeTo/5 - State Heritage Places or listed within the South Australian Heritage Register
Wrecking yard	

Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

In addition, the following forms of development (except where the development is classified as non-complying) are designated:

Category 1	Category 2
------------	------------

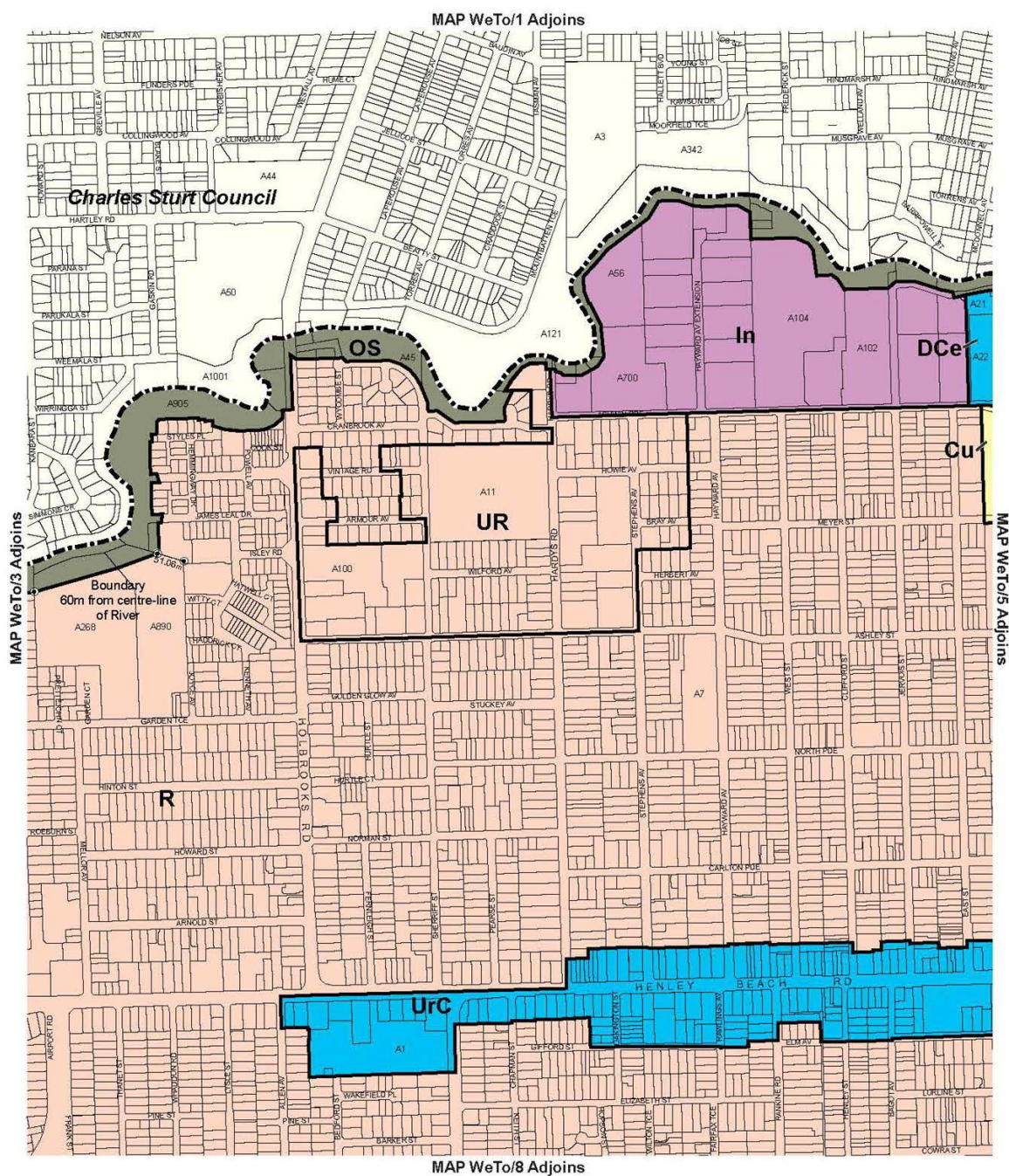
West Torrens Council
Zone Section
Urban Renewal Zone

Category 1	Category 2
<p>Advertisement and / or advertising hoarding where it is ancillary to and in association with non-residential development</p> <p>The following forms of development other than where the development exceeds two storeys in height:</p> <ul style="list-style-type: none"> a) Aged persons accommodation b) All forms of development that are ancillary and in association with residential development c) Community centre d) Consulting room e) Dwelling f) Educational establishment g) Land division h) Nursing home i) Office in the Mixed Use Transition Policy Area 38 or with a gross leasable floor area of no more than 250 square metres j) Pre-school k) Primary school l) Retirement village m) Residential flat building n) Shop or group of shops in the Mixed Use Transition Policy Area 38 or with a gross leasable floor area of no more than 250 square metres. o) Supported accommodation 	<p>All forms of development not listed as Category 1.</p>
	Place of worship

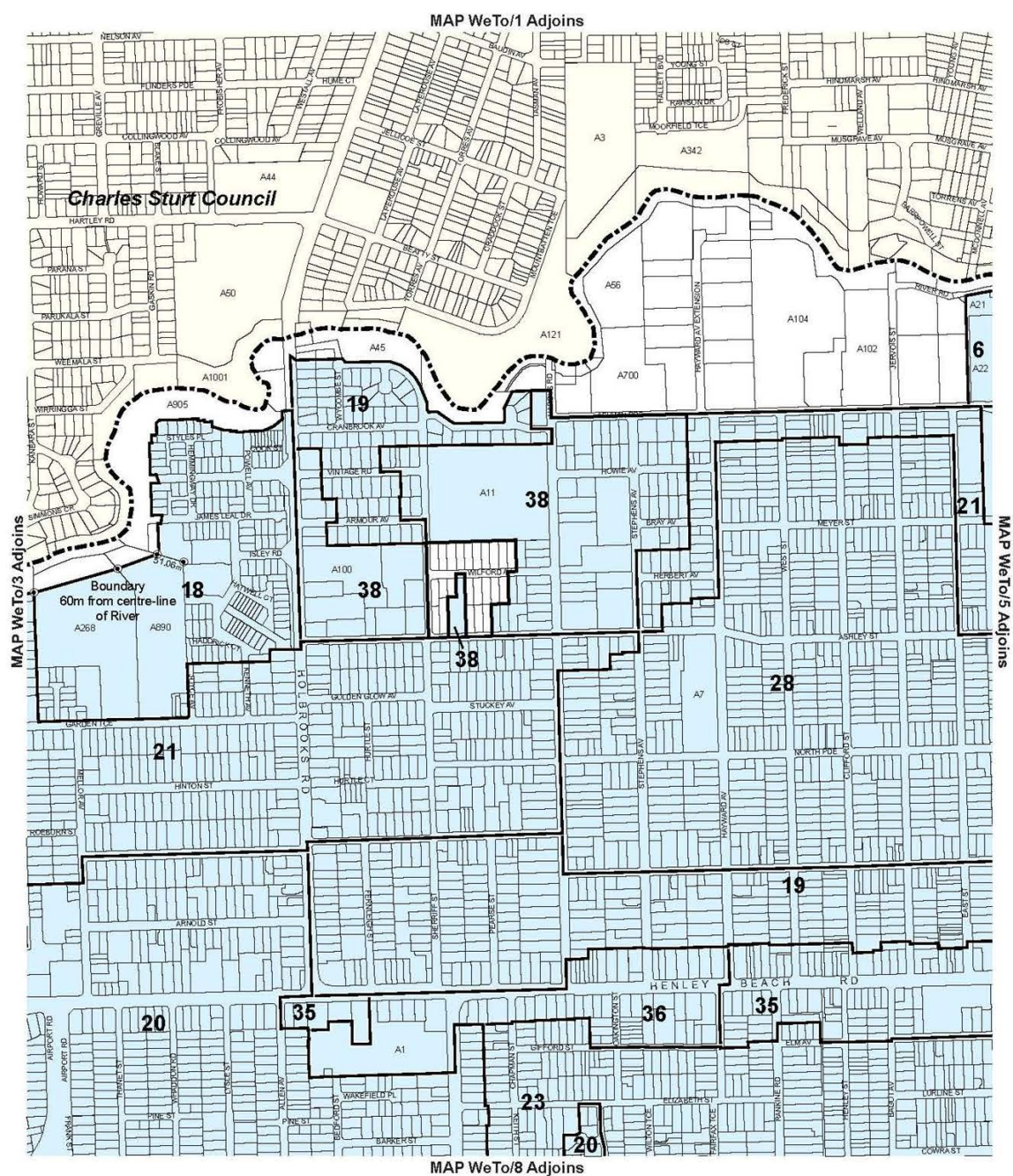
Underdale and Torrensville Urban Renewal DPA
West Torrens Council
Attachment B

Attachment B

**Underdale and Torrensville Urban Renewal DPA
West Torrens Council
Attachment B**



Underdale and Torrensville Urban Renewal DPA
West Torrens Council
Attachment B



Lamberts Conformal Conic Projection, GDA94

Policy Area

- Policy Review
- | | |
|----|--------------------------------------|
| 18 | Medium Density |
| 19 | Medium Density |
| 20 | Low Density |
| 21 | Low Density |
| 22 | Cowandilla / Mile End West Character |
| 23 | Torrensville Character |
| 35 | High Street |
| 36 | Transit Living |
| 5 | Recreation |
| 6 | Brickworks |
| 38 | Mixed Use Transition |



Policy Area Map WeTo/4

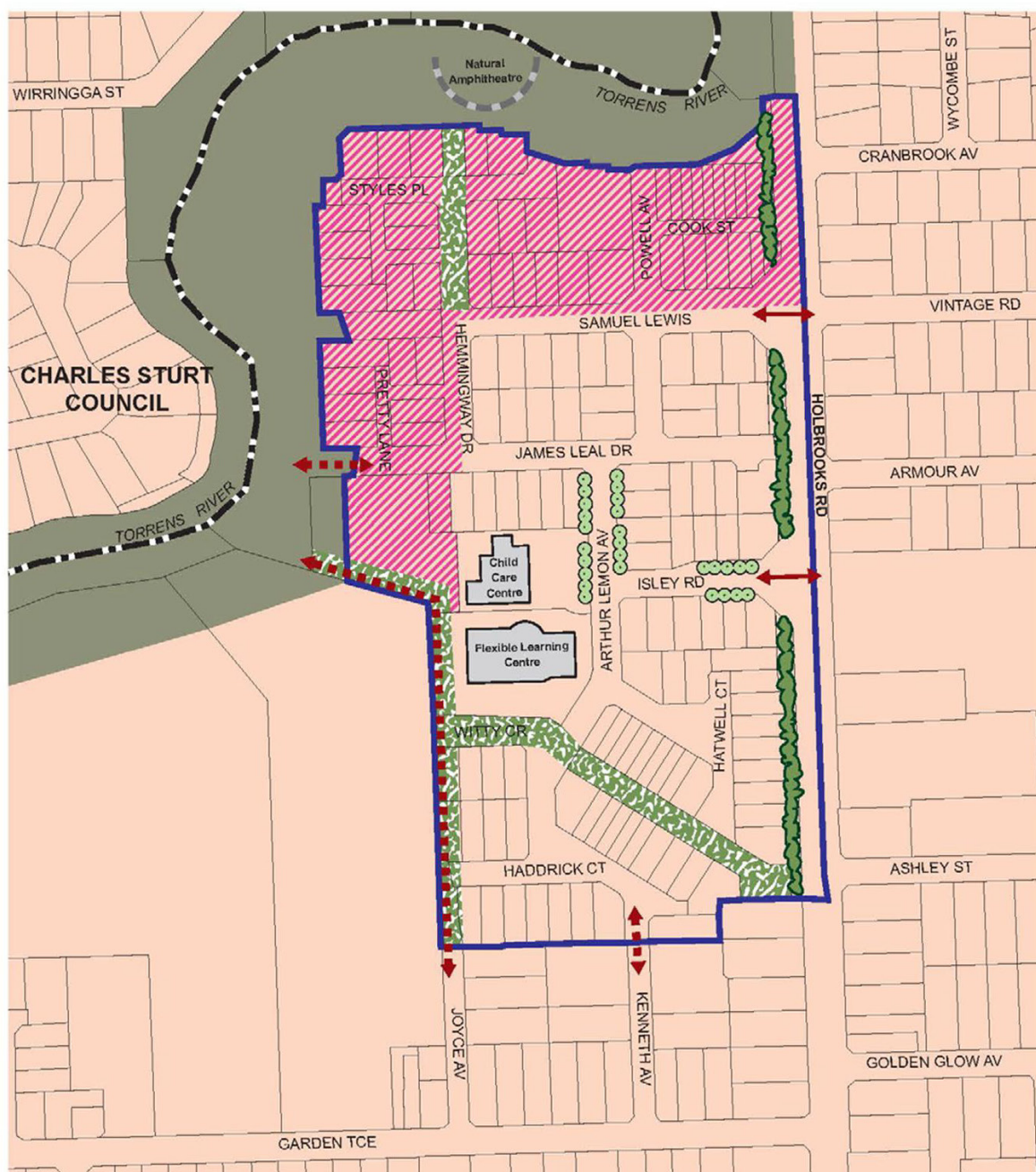
- Policy Area Boundary
 Development Plan Boundary

WEST TORRENS COUNCIL

**Underdale and Torrensville Urban Renewal DPA
West Torrens Council
*Attachment C***

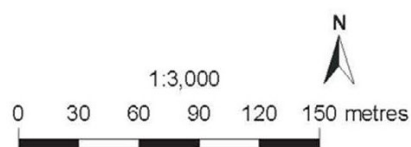
Attachment C

**Underdale and Torrensville Urban Renewal DPA
West Torrens Council
Attachment C**



- Concept Plan Boundary
- Acoustic Protection
- Tree Lined Avenues
- Green Connections
- ↔ Vehicle Access
- - - Pedestrian Access
- ▭ Buildings
- - - Development Plan Boundary

- Medium Density Residential
- Residential
- Open Space



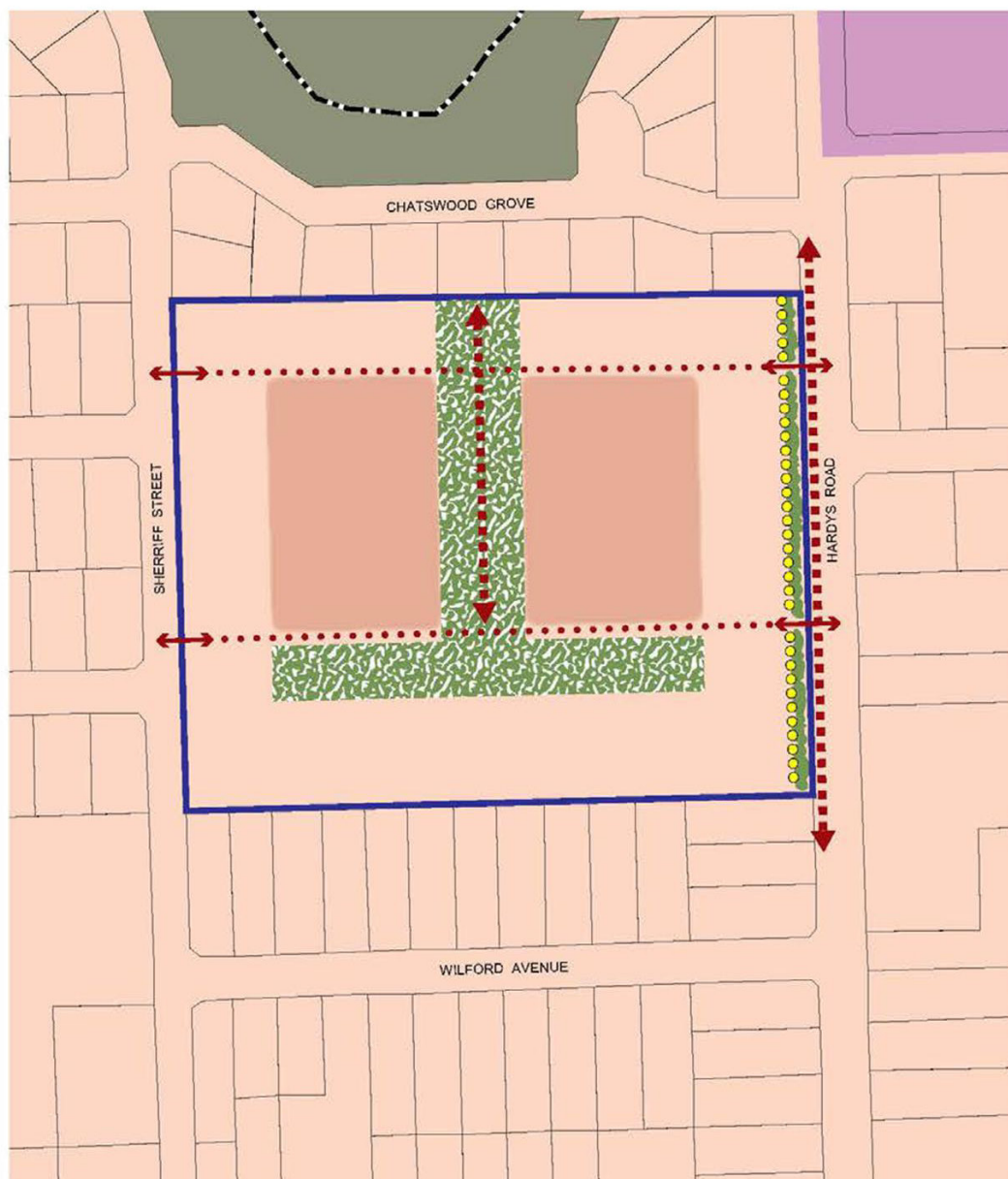
Concept Plan Map WeTo/24 RESIDENTIAL PROMENADE

WEST TORRENS COUNCIL

**Underdale and Torrensville Urban Renewal DPA
West Torrens Council
*Attachment D***

Attachment D

Underdale and Torrensville Urban Renewal DPA
West Torrens Council
Attachment D



Lambert's Conformal Conic Projection, GDA94

LEGEND

- Vehicle and Pedestrian Access
- Indicative indirect east/west local road connection
- Green connection / public open space
- Landscaping
- Cycle / pedestrian shared access
- 5m Building setback from Hardys Road
- Reduced minimum/average site area
- Concept Area Boundary
- Development Plan Boundary



Concept Plan Map WeTo/25 UNDERDALE URBAN RENEWAL

WEST TORRENS COUNCIL

12 MEETING CLOSE

CITY OF WEST TORRENS



ATTACHMENTS

UNDER SEPARATE COVER

Special Strategy and Community Committee Meeting

3 October 2017

Item 11.1 Underdale and Torrensville Urban Renewal Development Plan Amendment

Table of Contents

11.1 Underdale and Torrensville Urban Renewal Development Plan Amendment for Council Decision

Attachment 1 Public Submissions 1

CORP Temp

From: maria - adele De Vita <maria201021@live.com>
Sent: Sunday, 2 July 2017 5:20 PM
To: Hannah Bateman
Subject: Underdale and Torrensville Urban Renewal Development

I am VERY PLEASED with the proposal it should have happened more than 10 year ago, such well placed area between the

City and the Sea bonus the river Torrens with his charming Linear Park

Please keep me posted regarding this proyect

Sincerely
Maria A. De Vita
43 Sherriff st.
Underdale 5032

Underdale Torrensville Urban Renewal DPA

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, July 10, 2017 11:42:54 PM
Last Modified: Monday, July 10, 2017 11:49:16 PM
Time Spent: 00:06:22
IP Address: 101.166.195.93

Page 1

Q1

Please enter your details

Name	John Woodward
Address	67 Farnham Rd, Ashford
Email Address	jpewoodward@bigpond.com
Phone Number	0418 414 041

Q2

A residential property outside the area proposed to be rezoned

My property is best described as (tick):

Q3

I support the zoning change but suggest that changes be made (please include details)

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

Q4

Please provide comments in the text box below:

The proposed policy zone 18 will only initially encourage the infill of existing residential properties, as this will immediately allow row developments with an average of 150m2 allotments.

It would be better to increase the value of the large commercial sites by allowing a higher density and height, thereby encouraging the transition of these commercial properties to residential use. These higher developments should taper to the existing residential properties and be no more than 2 storeys when they abut the existing residential properties.

Neither policy area 18 or 19 should be adopted, a new policy zone should be put in place. The minimum allotment size should be 200m2 and there should be an increase in open space, storage space, and the size of the garage.

Q5

Respondent skipped this question

Please attach any additional documents or information:

Q6

No

I want to be heard at the Public Meeting on 5 September 2017:

Proposed vision and rezoning for Underdale and Torrensville Industrial Area

Have your say

From now until Wednesday 23 August, anyone can make a written submission about the proposed vision and rezoning for the Underdale and Torrensville Industrial Area.

If you wish to make a written submission, please fill in the form below. Copies of all submissions received (including names and addresses) will be available for inspection by interested persons at the City of West Torrens Civic Centre, 165 Sir Donald Bradman Drive, Hilton from the submission close date until the date of the Public Meeting.

A Public Meeting will be held at 7pm on Tuesday 5 September 2017 at the City of West Torrens Civic Centre.

Submissions should clearly indicate whether you wish to speak at the Public Meeting about your submission.

Please note: if no requests are made to speak at the Public Meeting, the meeting will not be held.

Submissions close 5pm on Wednesday 23 August 2017 and should be forwarded to:

By mail to:

Chief Executive Officer
Submission: Underdale and Torrensville Urban Renewal DPA
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

By email to csu@wtcc.sa.gov.au

Note: Email submissions must include 'Submission: Underdale and Torrensville Urban Renewal DPA' in the subject line.

This submission form constitutes a formal written submission if your full name and address are provided and it is received by City of West Torrens by 5pm on 23 August 2017.

Name: NAM HUANG NGUYEN

Address: 23 Millicent Street, Athol Park SA 5012

Phone number: 0400051278 Email: nnhuang512@gmail.com

My property is best described as (tick):

- ☐ A residential property in the area proposed to be rezoned
- ☒ A business or multi-use property in the area proposed to be rezoned
- ☐ A residential property outside the area proposed to be rezoned
- ☐ A business or multi-use property outside the area proposed to be rezoned
- ☐ Other

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

- ☒ I support the zoning change
- ☐ I support the zoning change but suggest that changes be made (please include details)
- ☐ I am neither opposed to or in favour of the amendment
- ☐ I do not support the zoning change in its current form, but I would support it if changes were made (include details)
- ☐ I do not support the amendment

continued overleaf

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Please provide comments (and/or provide attachments):

I strongly support the zoning change.

Zone changes will create more vibrant development and

utilise land better. I suggest that the three storey (3)

limit to be allowed for all of the zone. It will give

more design option for future use, especially along

Holbrookes Road and Ashley Street.

Declarations

I want to be heard at the Public Meeting on 5 September 2017:

☐

Yes

☒

No

Thank you for your submission.

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

westtorrens.sa.gov.au



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Name: Simon R HEAD

Address: 5 VINTAGE RD UNDERDALE

Phone number: 0435 940 535 Email: SARAH.RHEAD@HOTMAIL.COM

My property is best described as (tick):

- ☒ A residential property in the area proposed to be rezoned
- ☐ A business or multi-use property in the area proposed to be rezoned
- ☒ A residential property outside the area proposed to be rezoned
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continued overleaf

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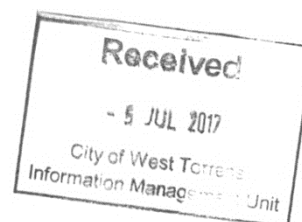
Name: Lee Finlayson

Address: 76C Hayward Avenue Torrensville

Phone number: 0439477300 Email: _____

My property is best described as (tick):

- ☐ A residential property in the area proposed to be rezoned
- ☐ A business or multi-use property in the area proposed to be rezoned
- ☒ A residential property outside the area proposed to be rezoned
- ☐ A business or multi-use property outside the area proposed to be rezoned
- ☐ Other



Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

- ☐ I support the zoning change
- ☒ I support the zoning change but suggest that changes be made (please include details)
- ☐ I am neither opposed to or in favour of the amendment
- ☐ I do not support the zoning change in its current form, but I would support it if changes were made (include details)
- ☐ I do not support the amendment

continued overleaf

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Please provide comments (and/or provide attachments):

I would suggest keeping Torrensville a suburb where houses and block sizes suit families. eg: larger blocks without high density row houses/town houses,

Parking becomes an issue when too many houses are established in one compact area, overflowing into the streets causing traffic congestion & even resulting in delays with garbage collection (due to access issues).

Declarations

I want to be heard at the Public Meeting on 5 September 2017:

☐

Yes

☒

No

Thank you for your submission.

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

westtorrens.sa.gov.au



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Name: MARK PICKERING

Address: 130 ASHLEY STREET, UNDERDALE S.A. 5032 (Business address)

Phone number: 8234 2670 Email: mpickering@wiringolutions.com.au

My property is best described as (tick):

☐

A residential property in the area proposed to be rezoned

☒

A business or multi-use property in the area proposed to be rezoned

☐

A residential property outside the area proposed to be rezoned

☐

A business or multi-use property outside the area proposed to be rezoned

☐

Other

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

☒

I support the zoning change

☐

I support the zoning change but suggest that changes be made (please include details)

☐

I am neither opposed to or in favour of the amendment

☐

I do not support the zoning change in its current form, but I would support it if changes were made (include details)

☐

I do not support the amendment

continued overleaf

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Please provide comments (and/or provide attachments):

The planned rezoning would allow our business greater flexibility for the use of the current land should we choose to relocate the business operations in the future.

Declarations

I want to be heard at the Public Meeting on 5 September 2017:

☐

Yes

☒

No

Thank you for your submission.

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

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Name: Jim Pickering

Address: 130 Ashley Street Underdale. (Wiring Solutions Plus)

Phone number: 0402 958 135 Email: J.Pickering@WiringSolutions.com.au
ALL LOWER CASE

My property is best described as (tick):

- ☐ A residential property in the area proposed to be rezoned
- ☒ A business or multi-use property in the area proposed to be rezoned
- ☐ A residential property outside the area proposed to be rezoned
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- ☐ I am neither opposed to or in favour of the amendment
- ☐ I do not support the zoning change in its current form, but I would support it if changes were made (include details)
- ☐ I do not support the amendment

continued overleaf

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no text or other markings on the paper.

I want to be heard at the Public Meeting on 5 September 2017:

☐

Yes

☒

No

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

City of
West Torrens
Between the City and the Sea



Proposed vision and rezoning for Underdale and Torrensville Industrial Area

Have your say

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If you wish to make a written submission, please fill in the form below. Copies of all submissions received (including names and addresses) will be available for inspection by interested persons at the City of West Torrens Civic Centre, 165 Sir Donald Bradman Drive, Hilton from the submission close date until the date of the Public Meeting.

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By mail to:

Chief Executive Officer

Submission: Underdale and Torrensville Urban Renewal DPA

City of West Torrens

165 Sir Donald Bradman Drive

Hilton SA 5033

By email to csu@wtcc.sa.gov.au

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This submission form constitutes a formal written submission if your full name and address are provided and it is received by City of West Torrens by 5pm on 23 August 2017.

Name: ISA PELIZZARI

Address: 54 HARBOYS ROAD TORRENSVILLE SA 5031

Phone number: 0431071297 Email: isa-miranda@yahoo.com.au

My property is best described as (tick):

- ☐ A residential property in the area proposed to be rezoned
- ☐ A business or multi-use property in the area proposed to be rezoned
- ☒ A residential property outside the area proposed to be rezoned
- ☐ A business or multi-use property outside the area proposed to be rezoned
- ☐ Other



Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

- ☐ I support the zoning change
- ☒ I support the zoning change but suggest that changes be made (please include details)
- ☐ I am neither opposed to or in favour of the amendment
- ☐ I do not support the zoning change in its current form, but I would support it if changes were made (include details)
- ☐ I do not support the amendment

continued overleaf

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City of
West Torrens
Between the City and the Sea



Please provide comments (and/or provide attachments):

I AM CONCERNED AT THE INCREASE IN TRAFFIC
IT WOULD CREATE IN THE AREA. THE BRICKWORKS HAS
DOUBLED THE TRAFFIC SINCE ITS OPENING ESPECIALLY AT
PEAK HOURS. NOT ONLY ASHLEY STREET, BUT ASHWIN
PARADE AS WELL AS ALL OF HARVEY ROAD WITH PEOPLE
COMING DOWN THAT ROAD TO CUT THROUGH TO
HENLEY BEACH ROAD. I HAVE LIVED IN MY HOUSE FOR MANY
YEARS AND HAVE SEEN A CONSIDERABLE AMOUNT OF ACCIDENTS
AT THE HARVEY RD / ASHLEY STREET INTERSECTION. FOR THIS
REASON I WOULD APPRECIATE AN OVERVIEW OF TRAFFIC MANAGEMENT
OF THIS AREA BEFORE ENDORSING THIS PROJECT. BLOCKING OFF
OF HARVEY RD ^{TO} HENLEY BEACH FROM ^{FROM} ASHLEY STREET WOULD BE GREAT.
ISA PELIZZARI

Declarations

I want to be heard at the Public Meeting on 5 September 2017:

☐

Yes

☒

No

Thank you for your submission.

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

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Name: GRAHAM TULLI

Address: 11 ALEXANDER AVE, ASHFORD SA 5035

Phone number: 0411052503 Email: gtulli@adam.com.au

My property is best described as (tick):

- ☐ A residential property in the area proposed to be rezoned
- ☐ A business or multi-use property in the area proposed to be rezoned
- ☒ A residential property outside the area proposed to be rezoned
- ☐ A business or multi-use property outside the area proposed to be rezoned
- ☐ Other

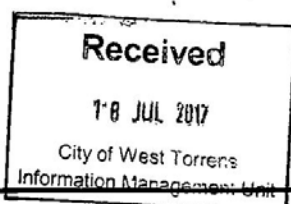
Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

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continued overleaf

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Name: S MAZZONE + MRS N. R. MAZZONE

Address: 148 ASHLEY ST UNDERDALE
RESIDENTIAL ADDRESS 35 HINTON ST UNDERDALE SA 5032

Phone number: (08) 8351 7859 (H) Email: _____

My property is best described as (tick):

- ☐ A residential property in the area proposed to be rezoned
- ☒ A business or multi-use property in the area proposed to be rezoned
- ☐ A residential property outside the area proposed to be rezoned
- ☐ A business or multi-use property outside the area proposed to be rezoned
- ☐ Other

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

- ☒ I support the zoning change
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continued overleaf

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Please provide comments (and/or provide attachments):

IF CHANGED TO RESIDENTIAL HOW LONG BEFORE
THE ZONING STARTS?

Declarations

I want to be heard at the Public Meeting on 5 September 2017:

☐

Yes

☒

No

Thank you for your submission.

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

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Name: SPYROS TSIALIS - SUNTRAK ENT PTY LTD.

Address: 3 BRAY AVENUE TORRENSVILLE SA 5031

Phone number: 0414325160 Email: spyros@suntrak.com.au

My property is best described as (tick):

- ☐ A residential property in the area proposed to be rezoned
- ☒ A business or multi-use property in the area proposed to be rezoned
- ☐ A residential property outside the area proposed to be rezoned
- ☐ A business or multi-use property outside the area proposed to be rezoned
- ☐ Other

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

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- ☐ I support the zoning change but suggest that changes be made (please include details)
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[illegible]

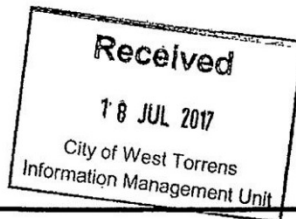
I want to be heard at the Public Meeting on 5 September 2017:

Yes

☒

No

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.



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Name: Spyros Tsavalis - Suntrak Bus Pty Ltd.

Address: 5 BRAY AVENUE TORRENSVILLE

Phone number: 0414 325160 Email: spyros@suntrak.com.au

My property is best described as (tick):

- ☐ A residential property in the area proposed to be rezoned
- ☒ A business or multi-use property in the area proposed to be rezoned
- ☐ A residential property outside the area proposed to be rezoned
- ☐ A business or multi-use property outside the area proposed to be rezoned
- ☐ Other

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

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continued overleaf

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This image shows a single sheet of white paper with horizontal blue or grey ruling lines. A vertical margin line is present on the right side, creating a narrow right margin. The paper appears to be from a notebook or a set of legal pads. There are some faint smudges and marks near the top right corner, possibly from a staple or handling. The overall appearance is that of a clean, unused page.

I want to be heard at the Public Meeting on 5 September 2017:

☐ Yes ☒ No

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

Underdale Torrensville Urban Renewal DPA

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, July 19, 2017 3:13:10 PM
Last Modified: Wednesday, July 19, 2017 3:15:13 PM
Time Spent: 00:02:02
IP Address: 59.100.15.8

Page 1

Q1

Please enter your details

Name	Harry Kypreos
Address	4 Isley Rd Underdale
Email Address	harry23011008@hotmail.com
Phone Number	0411113849

Q2

A residential property in the area proposed to be rezoned

My property is best described as (tick):

Q3

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

I do not support the zoning change in the current form, but I would support it if changes were made (include details)

Q4

Please provide comments in the text box below:

Further consideration be made to the effect of higher density living on traffic problems that already are an issue, especially on Holbrooks rd.

Q5

Respondent skipped this question

Please attach any additional documents or information:

Q6

No

I want to be heard at the Public Meeting on 5 September 2017:

Underdale Torrensville Urban Renewal DPA

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, July 20, 2017 2:50:23 PM
Last Modified: Thursday, July 20, 2017 2:57:52 PM
Time Spent: 00:07:29
IP Address: 118.211.239.118

Page 1

Q1

Please enter your details

Name	Nigel Davy
Address	53 Hayward Ave Torrensville
Email Address	nsdavy@gmail.com
Phone Number	0431623094

Q2

A residential property outside the area proposed to be rezoned

My property is best described as (tick):

Q3

I support the zoning change but suggest that changes be made (please include details)

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

Q4

Please provide comments in the text box below:

I would like the issue of traffic management addressed along Hayward Ave, will become worse with high density dwellings increasing in the area. Trucks should not be allowed in residential zones, many vehicles use these roads as shortcuts.

Q5

Respondent skipped this question

Please attach any additional documents or information:

Q6

No

I want to be heard at the Public Meeting on 5 September 2017:

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Have your say

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Name:

John Berei

Address:

6 Gelling Crescent, Bowden 5007

Phone number:

0902409720

Email:

johnberei@hotmail.com

My property is best described as (tick):

☐

A residential property in the area proposed to be rezoned

☒

A business or multi-use property in the area proposed to be rezoned

☐

A residential property outside the area proposed to be rezoned

☐

A business or multi-use property outside the area proposed to be rezoned

☐

Other

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

☐

I support the zoning change

☐

I support the zoning change but suggest that changes be made (please include details)

☐

I am neither opposed to or in favour of the amendment

☒

I do not support the zoning change in its current form, but I would support it if changes were made (include details)

☐

I do not support the amendment

continued overleaf

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Please provide comments (and/or provide attachments):

Re 19 Vintage Road, Unboldob.

Our concerns relate to the problems associated with the existing use of the land in the adjacent area.

It has been and still is an industrial zone. Many years of this usage has resulted in what is term contaminated soil for the purposes of residential development.

The cost of decontaminating the soil to permit a residential use is currently beyond the value that the land would achieve when redeveloped.

Without a contribution from the Council, or the government, the proposed rezoning will not result in actual residential occupation.

For this reason, we believe the rezoning should not proceed as there will be no economic benefit to the developer.

With the constraints of decontaminating the soil, the current and foreseeable future value of the land is industrial.

Declarations

I want to be heard at the Public Meeting on 5 September 2017:

☐

Yes

☒

No

Thank you for your submission.

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

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RECEIVED - CWT IM

25 JUL 2017

Proposed vision and rezoning for Underdale and Torrensville Industrial Area

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Name: Susan Atkinson

Address: H Vintage St - Underdale - S.A. 5032.

Phone number: 83522428 Email: susan455@hotmail.com

My property is best described as (tick):

- ☒ A residential property in the area proposed to be rezoned
- ☐ A business or multi-use property in the area proposed to be rezoned
- ☐ A residential property outside the area proposed to be rezoned
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Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

- ☐ I support the zoning change
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- ☐ I do not support the amendment

continued overleaf

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Please provide comments (and/or provide attachments):

o/ Change I would like the council to indicate which legislation is appropriate for acceptable behaviour of activities (business) re 1/ Parking 2/ Storage of rubbish, 2/ ^{*} business hours 3/ emission of noxious substances into atmosphere, Noise.
Change = : (Wonderful news if passed by the relevant authority).

Small business's in and near our street:

{ Vintage St, Underdale - }
 { Sheriff " " }

occupy tin sheds and piles of old tyres and automobile parts litter the yards and affect the residential lives - dangerous chemicals have been used and disposed through chimneys making it impossible to open windows.

* Current PARKING INADEQUATE - RARELY Policed - ^{Business's have} NO parking spaces.
 Response re' phone calls to the council have been very effective, at times, but residential serves as car parking space & gym activities for business' convenience, at expense of residents. Sincerely

Declarations

I want to be heard at the Public Meeting on 5 September 2017:



Yes



No

Susan Atherton
 home-owner
 Resident of Vintage St.

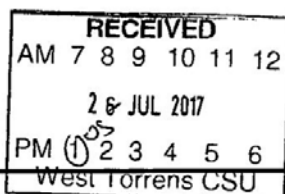
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City of
West Torrens
 Between the City and the Sea





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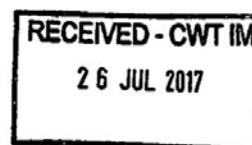
Name: Dan Xiong

Address: 1 Bray Ave, Torrensville 5031

Phone number: 0422 345 010 Email: dxiong82000@yahoo.com.au

My property is best described as (tick):

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continued overleaf

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[illegible]

☒ Yes ☐ No

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Submissions close 5pm on Wednesday 23 August 2017 and should be forwarded to:

By mail to:

Chief Executive Officer
Submission: Underdale and Torrensville Urban Renewal DPA
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

By email to csu@wtcc.sa.gov.au

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Name: FRANK XIONG

Address: 2 Herbert Ave, Torrensville 5031

Phone number: 0432 918 161 Email: fxiong66@yahoo.com.au

My property is best described as (tick):

- ☐ A residential property in the area proposed to be rezoned
- ☐ A business or multi-use property in the area proposed to be rezoned
- ☒ A residential property outside the area proposed to be rezoned
- ☐ A business or multi-use property outside the area proposed to be rezoned
- ☐ Other



Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

- ☐ I support the zoning change
- ☒ I support the zoning change but suggest that changes be made (please include details)
- ☐ I am neither opposed to or in favour of the amendment
- ☐ I do not support the zoning change in its current form, but I would support it if changes were made (include details)
- ☐ I do not support the amendment

continued overleaf

westtorrens.sa.gov.au



Please provide comments (and/or provide attachments):

Would like the property included in the rezoning

Declarations

I want to be heard at the Public Meeting on 5 September 2017:

☒

Yes

☐

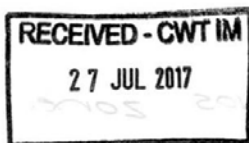
No

Thank you for your submission.

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

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Proposed vision and rezoning for Underdale and Torrensville Industrial Area

Have your say

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Name: Rebecca Forest

Address: 18 Ashburn ave Fulham

Phone number: 0418802522 Email: rebecca@areparking.com.au

My property is best described as (tick):

- ☒ A residential property in the area proposed to be rezoned
- ☐ A business or multi-use property in the area proposed to be rezoned
- ☐ A residential property outside the area proposed to be rezoned
- ☐ A business or multi-use property outside the area proposed to be rezoned
- ☐ Other

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

- ☒ I support the zoning change
- ☐ I support the zoning change but suggest that changes be made (please include details)
- ☐ I am neither opposed to or in favour of the amendment
- ☐ I do not support the zoning change in its current form, but I would support it if changes were made (include details)
- ☐ I do not support the amendment

continued overleaf

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Please provide comments (and/or provide attachments):

We purchased property because it was zoned industrial, when we found out that there were plans to change the zoning we could no longer stay with our original plans. It also made it impossible for us to develop such a large block for residential consideration, due to current planning restrictions. Therefore our investment in this area has been worthless due to us not being able to develop the site in either way in its current zoning. We also can't sell, because of some reason, we would take a huge loss, therefore we have been forced to hold the investment

Declarations

I want to be heard at the Public Meeting on 5 September 2017:

☐

Yes

☒

No

Thank you for your submission.

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

westtorrens.sa.gov.au



CORP Temp

From: suedreyer@rediffmail.com on behalf of Sue <suedreyer@rediffmail.com>
Sent: Sunday, 30 July 2017 3:29 PM
To: Council Enquiries
Cc: suedreyer
Subject: Submission: Underdale and Torrensville Urban Renewal DPA

Name: Susan DREYER
Address: 39 Sherriff Street, Underdale SA 5032
Phone: 0417 453 484
Email: suedreyer@rediffmail.com

My property is best described as: A residential property in the area proposed to be rezoned

I do not support the zoning change in its current form, but I would support it if changes were made (see details below).

Comments:

Increasing the housing density in an area that is already facing extreme traffic congestion will lead to:

- Greater traffic flows in an already congested road design
- Increased road risks to vehicles and pedestrians
- Increased air and noise pollution, which is already an issue for residents
- Further pressure on overused and sub-standard road infrastructure.

The issue that I have already raised with Council involves the poor traffic flows to and from Holbrooks Road and Ashley Street, which has led to motor vehicle drivers cutting through side streets to avoid significant delays and congestion at traffic lights. Traffic lights, narrow streets e.g. cars can't pass a bus stationery at bus stops on Ashley Street, and extremely narrow roundabouts and chicanes, have led to extremely dangerous road conditions in side streets in the proposed re-zoning area.

A solution that I propose involves:

- Removing the traffic lights at the intersection of Holbrooks Road and Ashley Street and replacing these with a roundabout
- The roundabout at Ashley and Sherriff Streets be removed to allow for better flow through Ashley Street, better ease for buses, which will also reduce noise pollution as the bus driver must slow down significantly to ease the bus around the roundabout
- The entrance to Sherriff Street on the southern side of Ashley Street be closed off to incoming traffic from Ashley Street.
- Only allow traffic that enters Sherriff Street via the chicane at Golden Glow to only turn left onto Ashely Street, so removing the ability to turn right.

The advantageous of this proposal is that:

- The roundabout on Holbrooks Road and Ashley Street will allow great flow through of traffic with no traffic light restricitions. Particularly if one lane is marked for straight through flow and the other lane for turning left/right.

- Traffic that cuts through Golden Glow Avenue and Sherriff Street from Holbrooks Road, to get through to Ashley Street, will be reduced and only allowed to turn left at Ashley Street, which essentially defeats the purpose of cutting through.
- Stopping traffic turning south into Sherriff Street from Ashley Street will reduce the cut throughs from Ashley Street through to Holbrooks Road and ease traffic flows for residents on Sherriff Street and Golden Glow.
- Emergency service vehicles and rubbish trucks will still have good access down Sherriff Street as it effectively still allows for traffic flow from Golden Glow Avenue.
- Removing the roundabout on Ashley Street and Sherriff Street will mean great access for buses and smoother flow of traffic down Ashley Street, which in turn will also reduce noise pollution

Overall the net effect should mean that traffic flows more evenly and fairly along this corridor and reduces the danger of motorists cutting through narrow streets at high speeds. I have been very concerned for the safety of children and pedestrians, including residents entering or driving away from their homes, for many years. Increased housing density in this area should not be allowed until upgrades to the traffic congestion in the area has been addressed.

Please consider this proposal carefully as I believe the benefits will be significant.

Yours sincerely,

Susan Dreyer
39 Sherriff Street
Underdale SA 5032

Underdale Torrensville Urban Renewal DPA

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, August 02, 2017 12:10:24 AM
Last Modified: Wednesday, August 02, 2017 12:22:05 AM
Time Spent: 00:11:41
IP Address: 165.197.65.5

Page 1

Q1

Please enter your details

Name	Rajkumar Karuppiah & Gandhimathi Kandaswamy
Address	4 Armour ave, Underdale SA - 5032
Email Address	raj2k23@yahoo.com
Phone Number	0401743657

Q2

A business or multi-use property in the area proposed to be rezoned

My property is best described as (tick):

Q3

I support the zoning change

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

Q4

Please provide comments in the text box below:

We bought the house recently in this area without any research. We made a few enquiries through council before buy this property, they gave us positive feedback. After we moved to this property noticed lots of issues.

1. Next to my property there is one Funeral place. They were using the residential land which is (2 Armour ave) for the car park facility. The fence is too low, less than a meter high and there is no privacy for us they can see directly everything in my house without any aid. I spoke to the owner to install a higher fence and share the money. But he's not seems to be interested. Lots of cars in the park and also every day cars parked in front of my house it is really hard to take the car out. Kids can't play outside. What should we do? We are a very young family with two little kids. They keep on asking about the people looking through the property every day.

2. At my backyard very close to the fence there is some computer recycling company. The roller shutter is straight to my backyard. They always kept the roller shutter open and breaking lots of electronics components specially old computer CRT monitors. Which is releasing very poisonous gases. It's very harmful definitely will affect our health system. It's making very loud noise during the day time and i couldn't able to sleep well. I'm a permanent night shift worker..

Q5

Backyard.jpg (2.5MB)

Please attach any additional documents or information:

1 / 2

Underdale Torrensville Urban Renewal DPA

Q6

Yes

**I want to be heard at the Public Meeting on 5 September
2017:**



RECEIVED - CWT IM
- 2 AUG 2017

Proposed vision and rezoning for Underdale and Torrensville Industrial Area

Have your say

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Name: MR. DIMITRIOS Mostakis

Address: 8A DAYS Rd. CROYDON PK. S.A. 5008

Phone number: 83407160 Email: N/A

My property is best described as (tick):

- ☐ A residential property in the area proposed to be rezoned
- ☒ A business or multi-use property in the area proposed to be rezoned Commercial/Industrial
- ☐ A residential property outside the area proposed to be rezoned
- ☐ A business or multi-use property outside the area proposed to be rezoned
- ☐ Other

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

- ☐ I support the zoning change
- ☒ I support the zoning change but suggest that changes be made (please include details) I support To only owners that wish to change their property.
- ☐ I am neither opposed to or in favour of the amendment
- ☐ I do not support the zoning change in its current form, but I would support it if changes were made (include details)
- ☐ I do not support the amendment

continued overleaf

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Please provide comments (and/or provide attachments):

I do not wish my property to be re-zoned (devaluated)
 It is on the main road, and best used as a
 Commercial/Industrial, which I pay commercial rates.
 In fact the rates are going up 2.2% this year.
 For other owners if they are happy to change
 theirs, I am all for it. It is a Democratic
 Civil way to go and we have that choice, as
 rate payers. It's not for the council to promote and
 favour more cramp up houses to be built in order
 to raise their revenue on our expense.
 There is another subdivision for housing taking place
 at Main st, Lockleys, with Linear park frontage.
 Even the University is gone and the whole area
 is filled with housing. In the future most of the
 Industry may disappear, allow it to happen naturally,
 rate payers have to work somewhere. No good
 consulting the retired pensioners, because they
 are on the pension and don't really know what's
 happening.

Declarations

I want to be heard at the Public Meeting on 5 September 2017:



Yes



No

Thank you for your submission.

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

[Signature]
 J MOSTAKIS

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I oppose to the proposal of rezoning. I will develop my property in the future at my own accord

My property is on the main road and best suited for commercial and light industrial purposes

I want it left as its, so I don't have any major complications for the use of it's and restrictions.

Underdale and Torrensville areas have been renewing and rejuvenating since the mid 70's in a steady comfortable way.

The industrial side of it is slowing diminishing anyway, still may be needed for production.

We can't all be retirees and on welfare benefits with no projection of the future

A trend maybe good, but Adelaide can't afford it, we may end up with lots of high rise apartments like China. "EMPTY"

Cramping of housing and council allowing less open space to be taken up by buildings which creates a more dense congestion for, less parking, increased crime and littering.

There is no advantage being close to Linear Park, it is open to use for all public has flooded twice in past times.

I do not oppose to other landholders if they wish to take opportunities and build, trendy apartments or flats.

I feel that the Council is strongly promoting this idea by trying to force it.

For such a change to happen it will be depriving property owners their valuation worth.

Community interests respond lye's, in more important issues such as, traffic control management in the area.

How we going to cope with traffic buildup, that is happening now, i.e Traffic coming from Marion Road turning into Holbrooks Road, always banked up and congested, (it really requires an 'S' bend.)

Also the traffic from Holbrooks Road, TRYING TO TURN LEFT INTO GRANGE ROAD AND RIGHT INTO EAST AVENUE? (what a joke) The plan for this 'S' bend was put in the plans back in 1980, never made it. Why doesn't the Council fix this – "Instead of trying to work out how to get more revenue from more matchboxes being built in the area?"

What sort of response does the Council want to receive from elderly retired pensioners?

There is an average of 2 cars per family this would have a big impact on the extra housing being built in any area, what about visitor parking? The streets are getting smaller and narrower. If there is a car parked the rubbish truck can't get through.

Without prejudice. D. Mostakis 26.7.17



Underdale Torrensville Urban Renewal DPA

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 03, 2017 11:13:24 AM
Last Modified: Thursday, August 03, 2017 11:18:55 AM
Time Spent: 00:05:31
IP Address: 203.10.111.130

Page 1

Q1

Please enter your details

Name	Ari Vlahos
Address	83 West Street, Torrensville
Email Address	arivlahos@hotmail.com
Phone Number	0416967007

Q2

My property is best described as (tick):

Other (please specify)
My property is only two blocks east of the area proposed to be rezoned.

Q3

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

I support the zoning change

Q4

Please provide comments in the text box below:

This really should be a straightforward proposition. The land was residential until the mid 1970s and its location adjacent to public transport, schools, the river and proximity to the CBD as well as the desire to limit urban sprawl makes the rezoning proposal a commonsense move.

Q5

Please attach any additional documents or information:

Respondent skipped this question

Q6

I want to be heard at the Public Meeting on 5 September 2017:

No

Proposed vision and rezoning for Underdale and Torrensville Industrial Area

Have your say

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Name: Delanco Pty Ltd
Address: 22 Wilford Ave, Underdale
Phone number: 0411 234366 (Adam) Email: DATAFARE1@gmail.com
number one

My property is best described as (tick):

- ☐ A residential property in the area proposed to be rezoned
- ☒ A business or multi-use property in the area proposed to be rezoned
- ☐ A residential property outside the area proposed to be rezoned
- ☐ A business or multi-use property outside the area proposed to be rezoned
- ☐ Other

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

- ☒ I support the zoning change
- ☐ I support the zoning change but suggest that changes be made (please include details)
- ☐ I am neither opposed to or in favour of the amendment
- ☐ I do not support the zoning change in its current form, but I would support it if changes were made (include details)
- ☐ I do not support the amendment

continued overleaf

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City of
West Torrens
Between the City and the Sea



Please provide comments (and/or provide attachments):

I fully Support the Zoning changes in the current form.

The 3 Story medium density zone will enable ~~us~~ to an economically feasible redevelopment of the zoned properties.

Declarations

I want to be heard at the Public Meeting on 5 September 2017:



Yes



No

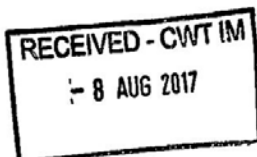
But I would like to attend

Thank you for your submission.

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

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Name: Kien Nguyen

Address: 107 Ashley Street, Underdale, 5032, SA.

Phone number: 8352 2124 Email: kien.nguyen@benesonradiology.com.au
0423 688 689

My property is best described as (tick):

- ☐ A residential property in the area proposed to be rezoned
- ☐ A business or multi-use property in the area proposed to be rezoned
- ☒ A residential property outside the area proposed to be rezoned
- ☐ A business or multi-use property outside the area proposed to be rezoned
- ☐ Other

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

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- ☐ I support the zoning change but suggest that changes be made (please include details)
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- ☐ I do not support the amendment

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Please provide comments (and/or provide attachments):

I, Hien Nguyen of 107 Ashley Street, Underdale, support the zoning change of the Development Plan Amendment (DPA) and believe that this change will encourage growth and positive re-development within the area which it proposed.

Declarations

I want to be heard at the Public Meeting on 5 September 2017:

☐

Yes

☒

No

Thank you for your submission.

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

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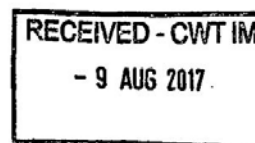
Name: BLAIR HUTCHINS & VICTORIA SHANNON

Address: 58 HARDYS ROAD TORRENSVILLE

Phone number: _____ Email: _____

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- ☐ A business or multi-use property in the area proposed to be rezoned
- ☒ A residential property outside the area proposed to be rezoned
- ☐ A business or multi-use property outside the area proposed to be rezoned
- ☐ Other



Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

- ☒ I support the zoning change
- ☐ I support the zoning change but suggest that changes be made (please include details)
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continued overleaf

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City of
West Torrens
Between the City and the Sea



Please provide comments (and/or provide attachments):

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Declarations

I want to be heard at the Public Meeting on 5 September 2017:

Yes

No

Thank you for your submission.

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Name: Thomas Larsson & Eileen Baronian

Address: 5 chatswood grove, Underdale

Phone number: 0490-468783 Email: tomas_eileen@hotmail.com

My property is best described as (tick):

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- ☐ A business or multi-use property in the area proposed to be rezoned
- ☒ A residential property outside the area proposed to be rezoned
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- ☐ I support the zoning change but suggest that changes be made (please include details)
- ☐ I am neither opposed to or in favour of the amendment
- ☐ I do not support the zoning change in its current form, but I would support it if changes were made (include details)
- ☐ I do not support the amendment

continued overleaf

westtorrens.sa.gov.au



Please provide comments (and/or provide attachments):

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Declarations

I want to be heard at the Public Meeting on 5 September 2017:



Yes

☒

No

Thank you for your submission.

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

Proposed vision and rezoning for Underdale and Torrensville Industrial Area

Have your say

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If you wish to make a written submission, please fill in the form below. Copies of all submissions received (including names and addresses) will be available for inspection by interested persons at the City of West Torrens Civic Centre, 165 Sir Donald Bradman Drive, Hilton from the submission close date until the date of the Public Meeting.

A Public Meeting will be held at 7pm on Tuesday 5 September 2017 at the City of West Torrens Civic Centre.

Submissions should clearly indicate whether you wish to speak at the Public Meeting about your submission.

Please note: if no requests are made to speak at the Public Meeting, the meeting will not be held.

Submissions close 5pm on Wednesday 23 August 2017
and should be forwarded to:

By mail to:

Chief Executive Officer
Submission: Underdale and Torrensville Urban Renewal DPA
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

By email to csu@wtcc.sa.gov.au

Note: Email submissions must include 'Submission: Underdale and Torrensville Urban Renewal DPA' in the subject line.

This submission form constitutes a formal written submission if your full name and address are provided and it is received by City of West Torrens by 5pm on 23 August 2017.

Name: _____

Jessie Jiang

Address: _____

60 High Street, Burnside / 5 Wilford Ave, Underdale

Phone number: _____

0431315012

Email: _____

js-129@hotmail.com

My property is best described as (tick):



A residential property in the area proposed to be rezoned



A business or multi-use property in the area proposed to be rezoned



A residential property outside the area proposed to be rezoned



A business or multi-use property outside the area proposed to be rezoned



Other

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):



I support the zoning change



I support the zoning change but suggest that changes be made (please include details)



I am neither opposed to or in favour of the amendment



I do not support the zoning change in its current form, but I would support it if changes were made (include details)



I do not support the amendment

continued overleaf

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City of
West Torrens
Between the City and the Sea



Please provide comments (and/or provide attachments):

I strongly ~~sp~~ support the proposed vision & rezoning for underdale area. This will definitely help the local residents to have a better living environment. I find that a lot of ~~b~~ business properties in this zone is ~~was~~ vacant for a long time. I believe this is not good for both ~~the~~ property owner and surrounding residents. I suggest the mixed zone should also start to plan their ~~to~~ future development and create a better living environment for the neighborhood.

Declarations

I want to be heard at the Public Meeting on 5 September 2017:



Yes



No

Thank you for your submission.

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

westtorrens.sa.gov.au



Ref: 17ADL-0284

17 August 2017

Mr Terry Buss
Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTRON SA 5033



Suite 12
154 Fullarton Road
ROSE PARK SA 5067

08 8333 7999
www.urps.com.au
ABN 55 640 546 010

Dear Mr Buss

**Public Submission on behalf of Ian Tregoning – Underdale and Torrensville Urban
Renewal Development Plan Amendment**

Introduction and Background

URPS has been engaged by Mr Ian Tregoning to review the Underdale and Torrensville Urban Renewal Development Plan Amendment (DPA) and to prepare this submission in response to the DPA.

Mr Tregoning does not support this DPA for the following reasons:

- the primary justification for the DPA is based on an unfounded statement that land prices will increase as a result of being rezoned to accommodate residential development;
- the DPA does not align with State Government objectives in either South Australia's Strategic Plan nor the 30 Year Plan for Greater Adelaide, and
- any incremental residential growth, regardless of its location within the affected area, will have detrimental impacts on existing industrial and employment generating land uses and should not be encouraged.

In light of the above, and the earlier investigations undertaken as part of the DPA, Mr Tregoning requests that the area affected by the DPA be rezoned to the Urban Employment Zone.

Mr Tregoning owns a number of sites within the area affected by the DPA. These includes:

- Allotment 2 in Deposited Plan 64991 in Certificate of Title 5929/538;
- Allotment 6 in Filed Plan 125497 in Certificate of Title 5813/567;
- Allotment 32 in Filed Plan 123336 in Certificate of Title 5812/191;
- Allotment 33 Filed Plan 123327 in Certificate of Title 5333/953;
- Allotment 34 in Filed Plan 123328 in Certificate of Title 5334/114;
- Allotment 35 Filed Plan 123329 in Certificate of Title 5334/113;
- Allotment 36 Filed Plan 123330 in Certificate of Title 5334/112;

shaping great communities

- Allotment 37 in Filed Plan 123331 in Certificate of Title 5812/822;
- Allotment 38 in Filed Plan 123332 in Certificate of Title 5522/396;
- Allotment 55 in Deposited Plan 27862 in Certificate of Title 5062/533;
- Allotment 59 in Deposited Plan 3427 in Certificate of Title 5705/947;
- Allotment 60 in Deposited Plan 3427 in Certificate of Title 5734/244;
- Allotments 61, 62, 63 and 88 in Deposited Plan 3427 in Certificate of Title 5252/798;
- Allotment 66 in Deposited Plan 3427 in Certificate of Title 5522/397;
- Allotment 67 in Deposited Plan 3427 in Certificate of Title 5522/85; and
- Allotment 91 in Deposited Plan 3427 in Certificate of Title 5736/213.

A map of this land is appended to this correspondence.

The land that is owned by Mr Tregoning is put to a range of land uses generally accommodating light industrial development as well as a private car park and a badminton centre.

The DPA

In summary, the DPA proposes to rezone an existing industrial area to a new Urban Renewal Zone designed to slowly transform the area with a medium density residential development. Council considers that this is appropriate for the following reasons:

- ***To take advantage of the locational qualities for residential development including the proximity to the River Torrens Linear Park and the Adelaide Central Business District (see Figure 2).***
- ***To take advantage of the availability of facilities and services to support residential development including essential infrastructure, public transport, schools, open space and shopping centres (such as the redeveloped Brickworks Market).***
- ***To provide development opportunities for existing vacant properties within the Industry Zone which have limited redevelopment options due to zoning constraints.***
- ***To address a range of impacts (and associated complaints) associated with existing industrial and commercial activities such as noise, traffic movements, odour and visual appearance.***

It also appears that this DPA has been prompted by “three petitions since 2008 seeking to have a portion of the Zone in this area rezoned to Residential based on concerns regarding the existing industrial and commercial operations”.

Council has undertaken a range of investigations to determine whether the land should be rezoned, including:

- In 2013, Connor Holmes, on behalf of Council, recommended that parts of the Industry Zone be considered for rezoning to residential or mixed use.
- In 2014, Council prepared a Statement of Intent to rezone part of the Industry Zone in Underdale and Torrensville to residential and mixed use to which the Minister for Planning requested further investigations and consideration of the Urban Employment Zone module as part of an amended Statement of Intent.
- In 2015, URPS and SGS acting on behalf of Council prepared the additional information (referred to above) which concluded that the land would be most appropriately located within an Urban

Employment Zone and identified that the rezoning to allow mixed use or residential development would be problematic and potentially unachievable.

- In 2016, Jones Lang LaSalle acting on behalf of Council prepared an Economic and Land Use Analysis which identified a case for retaining the existing zone and a case for rezoning the land for mixed use/residential development, noting that this site was an important employment area.
- Following the assessments by URPS/SGS and Jones Lang LaSalle, the Minister for Planning approved an amended Statement of Intent but requested Council consider a new Urban Renewal Zone as adopted in some other industrial areas.
- Based on the request from the Minister, Ekistics acting on behalf of Council prepared an assessment of the potential zoning (comparing the Urban Employment Zone with the Urban Renewal Zone), noting that a transition to residential will be quite challenging, but nevertheless recommended that the Urban Renewal Zone would be appropriate to deliver Council's objectives of accommodating residential development.

Council's Objectives

The rationale behind Council's push to rezone the area to accommodate residential development is unclear.

From Council's *Explanatory Statement and Analysis* (under 3.1.1), Council identifies that it held a workshop where "some residents expressed an interest in undertaking new development within Wilford Avenue and the wider locality" and that "some also expressed an interest in a transition from industry to non-industrial uses over time in accordance with a long term vision for the future development of the area".

In addition, Council identified that it has "also been working toward the resolution of a number of planning and traffic issues currently affecting Underdale and Torrensville".

At the same time, Council has not observed that there is a desire from existing industrial land owners and occupiers to move from the area. In fact, the opposite is the case.

As described by URPS in its investigations *Underdale and Torrensville Residential/Industrial Interface DPA Investigations* there are a number of impediments to widespread residential development in the area. In summary, and as described by Council in its *Explanatory Statement and Analysis*, these impediments included:

- ***An expressed desire from many of the existing business owners to continue to operate within the area;***
- ***The existence of a number of businesses licensed by the EPA which have an associated "evaluation distance" of 300 metres to sensitive land uses such as housing;***
- ***The likelihood that many sites are contaminated and would require costly remediation before they would be suitable for residential development; and***
- ***The potential that allowing 'infill' residential development would exacerbate existing interface issues by placing housing closer to high-impact industrial activities such as crash repair premises.***

Council's *Explanatory Statement and Analysis* further states that:

... it is equally important to consider the potential impact that the zoning changes can have on land values which, in turn, can encourage existing industrial activities to relocate. In other words, the introduction of a

Residential or Mixed Use Zone is likely to substantially increase the value of land which provides a financial incentive for historic industrial and commercial activities to relocate to areas where land is cheaper.

In the investigations prepared as part of this DPA, there appears to be no justification for this statement and no reference is made to any particular consultant report. During a transition phase it is hard to understand how land values would be good for either residential or industrial development.

URPS made no comment on the potential change in land values in its earlier report for Council.

In our view, the DPA's comparisons to Bowden cannot be considered comparable given that development involved sites of a substantial size and was development undertaken in a coordinated and integrated manner delivered in partnership with the State Government. The affected area of the current DPA does not have the same characteristics.

State Strategic Plan and 30 Year Plan for Greater Adelaide

The DPA provides an assessment against the objectives and provisions of the South Australian Strategic Plan and the 30 Year Plan for Greater Adelaide.

This assessment focusses solely on the potential need for residential development and does not address the provisions relating to employment activities and employment lands.

In the State's Strategic Plan there is strong discussion and targets addressing the need for increased employment and a strong employment sector. I also note that "growing advanced manufacturing" is one of the State Government's "Seven Strategic Priorities".

The 30 Year Plan (2010 version as assessed as part of the DPA) identifies a number of policies to create conditions for strong economic performance. This includes the planning for high jobs growth (including 40,500 in Western Adelaide), and focusing business clusters around key transport corridors (such as South Road which is close to the affected area).

Table D2 of the 30 Year Plan targets a range of industry sectors that would be suitable within the affected area such as services, manufacturing and transport/logistics/warehousing.

These objectives are further supported by policies and targets relating specifically to manufacturing such as:

Policies

- 22 Designate specific employment lands for manufacturing purposes and protect their long-term use.***
- 23 Ensure planning controls are flexible enough to adapt to new industry structures.***
- 24 Locate major manufacturing hubs near key freight and transport corridors.***
- 25 Create sufficient buffer activities and design guidelines to prevent manufacturing lands being lost to encroachment by residential activities and to prevent land-use conflicts between residential and manufacturing activities.***

Targets

I Plan for 52,400 additional manufacturing jobs in Greater Adelaide

J Protect 2,580 hectares of employment land for manufacturing purposes.

Council's objectives for this DPA to replace industrial development (employment generating land uses) with residential development, it is clearly contradictory to the State Government's objectives as expressed above.

Other Matters

In addition to the comments above, we do not consider that the rezoning of the land for residential development is appropriately considered on the basis that:

- There are EPA licensed activities within the affected area that have recommended separation distances cover a substantial portion of the existing Industry Zone.
- The majority of sites within the affected area have either a medium or high risk of site contamination.
- If there are concerns with current vehicle traffic and parking availability, these are likely to be exacerbated if the land is put to medium density residential development.
- There are few large sites (either private or government owned) within the affected area that could act as catalysts for residential development (as also acknowledged by Ekistics in the DPA).

For these reasons, it is difficult to comprehend Council's desire to encourage residential development to the detriment of the established industrial and associated employment generating land uses in this area.

Suggested Policy Approach

The investigations of the DPA clearly identify the affected area as an important area of employment. Through recent development applications within the affected area, Mr Tregoning has some concerns with the relatively narrow "Industry" zoning of the land.

The affected area could benefit from being located within an Urban Employment Zone to encourage a range of land uses that are suitable within an industrial area. The Urban Employment Zone as considered by Ekistics would envisage some lower intensity development such as offices, consulting rooms, training facilities and indoor recreation facilities. As evidenced by Mr Tregoning recently, these types of activities can comfortably fit within the locality.

Summary and Conclusion

This DPA hinges on an unfounded statement that land prices within the affected will increase as a result of this DPA (i.e. as a direct result of being able to accommodate residential development). This statement does not provide sufficient justification to rezone the land for residential development.

Council has engaged several consulting firms to assist with the investigations of this DPA and none of these consultants have explicitly stated that the land is best suited for residential development.

This DPA should not proceed in its current form.

The area affected by the DPA should be rezoned to the Urban Employment Zone in order to facilitate a range of uses that have no detrimental impact on existing industrial land uses and are compatible with the surrounding residential land uses.

My client wishes to be heard in support of this submission (by representative) and would appreciate further correspondence regarding the timing of the public hearing.

Yours sincerely



Simon Channon
Associate

Land Owned by Mr Tregoning



H:\Synergy\Projects\17ADL\17ADL-0284 Underdale & Torrensville Urban Renewal
 DPA - Public Submission\Project
 Management\Correspondence\C001_v2_170817.docx

7

Proposed vision and rezoning for Underdale and Torrensville Industrial Area

Have your say

From now until Wednesday 23 August, anyone can make a written submission about the proposed vision and rezoning for the Underdale and Torrensville Industrial Area.

If you wish to make a written submission, please fill in the form below. Copies of all submissions received (including names and addresses) will be available for inspection by interested persons at the City of West Torrens Civic Centre, 165 Sir Donald Bradman Drive, Hilton from the submission close date until the date of the Public Meeting.

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Submissions close 5pm on Wednesday 23 August 2017 and should be forwarded to:

By mail to:

Chief Executive Officer
Submission: Underdale and Torrensville Urban Renewal DPA
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

By email to csu@wtcc.sa.gov.au

Note: Email submissions must include 'Submission: Underdale and Torrensville Urban Renewal DPA' in the subject line.

This submission form constitutes a formal written submission if your full name and address are provided and it is received by City of West Torrens by 5pm on 23 August 2017.

Name: LEKO NOVAKOVIC, MANAGING DIRECTOR

Address: 153-155 HOLBROOKS ROAD

Phone number: 83520300

Email: LNOVAKOVIC@NCET.CO

MREED@NCET.CO

My property is best described as (tick):

- ☐ A residential property in the area proposed to be rezoned
- ☒ A business or multi-use property in the area proposed to be rezoned
- ☐ A residential property outside the area proposed to be rezoned
- ☐ A business or multi-use property outside the area proposed to be rezoned
- ☐ Other

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

- ☐ I support the zoning change
- ☒ I support the zoning change but suggest that changes be made (please include details)
- ☐ I am neither opposed to or in favour of the amendment
- ☐ I do not support the zoning change in its current form, but I would support it if changes were made (include details)
- ☐ I do not support the amendment

continued overleaf

westtorrens.sa.gov.au



Please provide comments (and/or provide attachments):

- i) 3 Storeys throughout the proposed zone.
- ii) No changes to noise restrictions for current land owners (day or night)

Declarations

I want to be heard at the Public Meeting on 5 September 2017:

☐

Yes

☒

No

Thank you for your submission.

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

westtorrens.sa.gov.au



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Name:

VINCENZO FORZA

Address:

1 NIKOLOFF COURT, FULHAM GARDENS SA 5024

Phone number:

0413610871

Email:

vinceforza@hotmail.com

My property is best described as (tick):



A residential property in the area proposed to be rezoned



A business or multi-use property in the area proposed to be rezoned



A residential property outside the area proposed to be rezoned



A business or multi-use property outside the area proposed to be rezoned



Other

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):



I support the zoning change



I support the zoning change but suggest that changes be made (please include details)



I am neither opposed to or in favour of the amendment



I do not support the zoning change in its current form, but I would support it if changes were made (include details)

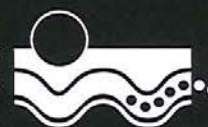


I do not support the amendment

continued overleaf

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City of
West Torrens
Between the City and the Sea



Please provide comments (and/or provide attachments):

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Declarations

I want to be heard at the Public Meeting on 5 September 2017:



Yes

X

No

Thank you for your submission.

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

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Have your say

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Note: Email submissions must include 'Submission: Underdale and Torrensville Urban Renewal DPA' in the subject line.

This submission form constitutes a formal written submission if your full name and address are provided and it is received by City of West Torrens by 5pm on 23 August 2017.

Name: TIZIANA FORZA

Address: 1 NIKOLOFF COURT, FULHAM GARDENS SA 5024

Phone number: 0409 282590 Email: tizforza@hotmail.com

My property is best described as (tick):

- ☐ A residential property in the area proposed to be rezoned
- ☐ A business or multi-use property in the area proposed to be rezoned
- ☒ A residential property outside the area proposed to be rezoned
- ☐ A business or multi-use property outside the area proposed to be rezoned
- ☐ Other

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

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- ☐ I support the zoning change but suggest that changes be made (please include details)
- ☐ I am neither opposed to or in favour of the amendment
- ☐ I do not support the zoning change in its current form, but I would support it if changes were made (include details)
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continued overleaf

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Please provide comments (and/or provide attachments):

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Declarations

I want to be heard at the Public Meeting on 5 September 2017:

☐

Yes

☒

No

Thank you for your submission.

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

Underdale Torrensville Urban Renewal DPA

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, August 22, 2017 5:45:18 PM
Last Modified: Tuesday, August 22, 2017 6:01:17 PM
Time Spent: 00:15:58
IP Address: 149.135.68.140

Page 1

Q1 Please enter your details

Name	Ze-Min Chua for South Pacific Laundry Adelaide
Address	59-63 Stephens Avenue, Torrensville SA 5031
Email Address	zemin.chua@splaundry.com.au
Phone Number	0423 703 879

Q2 My property is best described as (tick):

A business or multi-use property in the area proposed to be rezoned

Q3 Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

I do not support the zoning change in the current form, but I would support it if changes were made (include details)

Q4 Please provide comments in the text box below:

South Pacific Laundry Adelaide established operations in Stephens Avenue in Torrensville in March 2016. We have committed to a long-term lease of at least 15 years on our site. During this time, we will be investing more than \$15 million in capital works and will create jobs for more than 100 employees which in turn has flow-on effects for money flowing into local businesses in the area. Where possible, we use trades and businesses within our immediate vicinity. Whilst we understand the need for Council to improve land values and increase the number of ratepayers in the area to support the services Council provides, South Pacific Laundry does not support the zoning change in its current form. Of greatest concern to our company is the unilateral change in the noise requirements that are being proposed. This does not seem to be compatible with an earlier statement in the information brochure stating that "...existing businesses would still be able to continue to operate under their current approvals or 'existing use rights'."

We would submit that to create certainty for existing industrial businesses and investment into the area, any future changes should exempt all current businesses from all changes in regulatory operating conditions including noise requirements. Further, we would submit that if the zoning changes were to proceed, these should be made with a long-term advanced notice timeframe (at least 5 to 10 years' notice). This would create certainty for any businesses/developers that may be contemplating investing and moving into the area and create certainty for those businesses that may need to develop exit plans.

Ze-Min Chua, Branch Manager, South Pacific Laundry Adelaide

Q5 Please attach any additional documents or information:

Respondent skipped this question

Q6 I want to be heard at the Public Meeting on 5 September 2017:

No

1 / 1

Underdale Torrensville Urban Renewal DPA

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, August 23, 2017 8:34:25 AM
Last Modified: Wednesday, August 23, 2017 8:37:31 AM
Time Spent: 00:03:05
IP Address: 58.163.95.166

Page 1

Q1 Please enter your details

Name	Nick Braithwaite
Address	86 Hardys Road Torrensville
Email Address	nickb@holyoake.com
Phone Number	83541580

Q2 My property is best described as (tick): A business or multi-use property in the area proposed to be rezoned

Q3 Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick): I do not support the amendment

Q4 Please provide comments in the text box below: Respondent skipped this question

Q5 Please attach any additional documents or information:

Rezoning for Underdale and Torrensville Industrial Area.docx(100.3KB)

Q6 I want to be heard at the Public Meeting on 5 September 2017: No

Rezoning for Underdale and Torrensville Industrial Area.**Development Plan Amendment.**

I understand council wish to rezone this Industry area to Mixed use / Residential from Industrial. I see West Torrens Council has begun the process, and I am aware the councillors are in favour and are pushing for the rezoning and have already commissioned reports and spent a fair amount of money on their campaign. As the operator of a manufacturing business within this area, and an employer I object to the proposed amendment. I do not wish to have restrictions placed on my legitimate business activities now or in the future and I see this amendment proposal as doing just that.

From Council own Explanatory Statement and Analysis.

- Businesses stated that future encroachment of sensitive uses towards their sites will have a real impact on their long-term business competitiveness. This occurs as a result of restricted operating hours, increased performance requirements regarding odour and noise emissions, vehicle access constraints, and expending additional resources in community engagement activities. Encroachment of sensitive uses also creates uncertainty for the company regarding on site investment decisions that are required to improve productivity and remain competitive.
- Businesses were generally satisfied with their current sites to meet their future requirements and would prefer to remain in place and relocation is only considered an option where space is currently constraining future growth.

The following statement looks to have been completely overlooked.

“Business stated that future encroachment of sensitive uses towards their sites will have a real impact on their long term business competitiveness. This occurs as a result of restricted operating hours, increased performance requirements regarding odour and noise emissions, vehicle access constraints, and expending additional resources in community engagement activates. Encroachment of sensitive uses also creates uncertainty for the company regarding site investment decisions that are required to improve productivity and remain competitive.”

“Businesses were generally satisfied with their current sites to meet their future requirements and would prefer to remain in place and relocation is only considered an option where space is currently constraining future growth.”

Please note the following:

- It took me 2 ½ years to find this suitable property, 86 Hardys Road Torrensville in an industrial location close to the city.
- I have operated this business here for over 6 years.
- Our business is related to Metal work industry, supplying air diffusion equipment to commercial sector not limited to, Adelaide Oval, Health Innovation building (HIB,) Adelaide Medical Nursing (AMNS)and City of West Torrens Civic Centre.
- In the time we have been in Adelaide we have engaged 100 employees
- 50% of current staff walk or ride a bike to work here at 86 Hardys Road.
- We take on students from Thebarton Senior College and also offer work place experience.
- Location is everything for our successful business model.
- We typically ship in containers of mostly materials and some parts and deliver finished goods to the commercial market.
- We have looked to expand on both sides.

- From the reports compiled by council, it paints a picture of a rundown industrial zone made up of mostly empty warehouses. I believe that the vacant properties were for lease not for sale at the time the report was compiled. At present there is now only one property up for lease in our block.
- Of the one that was for sale it had a sitting tenant and the property was passed in at auction as I believe it was overpriced.

I strongly urge all parties to consider these points above.

Further to this I believe the process is flawed, a full consultation of all rate payers was not openly conducted, disclosing the real purpose of the survey especially to business operators.

I note that as a rate payer (some \$10,000 + per year) my feedback according to councils own forms is not considered an acceptable submission as I am not a resident.

"Please note, your full name and residential address must be included for your feedback to be considered an acceptable submission."

http://www.westtorrens.sa.gov.au/Building_planning/Policy_planning/Underdale_and_Torrensville_rezoning

One point I would like to make is the cost so far to put together this proposal. As a rate payer may I be granted access to the same proportional funds and resources to counter the proposal?

Options as I see it for consideration.

The block of land that Holyoake Industries is on does not contain any houses at present. Could this be excluded from any proposal?

Is there any guarantee going forward that further restrictions will not be placed on our business activities?

At the very least should we not as Business operators be part of the individual planning process for future works that will have an impost on our activities.

Kind regards,

Nick Braithwaite

Holyoake Industries (SA)
86 Hardys Road
Torrensville
Adelaide
SA 5031
Australia
☎: +61 8 8354 1580

☎: 0409 951 547

✉: nickb@holyoake.com



23 August 2017

City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

Attention: Chief Executive Officer

Dear Sir

**Re: Underdale and Torrensville Urban Renewal
Development Plan Amendment**

On behalf of Township Development Pty Ltd, we refer to the Underdale and Torrensville Urban Renewal Development Plan Amendment (DPA), released for public consultation by the City of West Torrens.

Our client is the proprietor of land located at 101-105 Hardys Road, Underdale which is located within the area affected by the DPA.

The location of our client's land is shown on the Locality Plan **attached**.

The DPA proposes to rezone our client's land from Industry Zone to Urban Renewal Zone – Mixed Use Transition Policy Area.

Our client strongly supports the DPA.

Our client's land has historically been utilised for warehouse type land uses. Notwithstanding this, our clients land has an extensive frontage to the River Torrens Linear Park. Our client has previously transferred a portion of its allotment to Council to be integrated into the Linear Park and allow for upgrade of the shared use path.

Our client's site also has interface with a number of dwellings. The development of non-residential development on our client's land would most likely present poorly to this metropolitan significant open space and would represent a significant lost opportunity.

33 Carrington Street
Adelaide, 5000
P (08) 8193 5600

masterplan.com.au

Offices in SA | NT | QLD
ISO 9001:2015 Certified
ABN 30 007 755 277

plan@masterplan.com.au



14559LET10



Our client has ceased the non-residential uses of their land and has subsequently demolished the former warehouse building.

They have sought and gained approval for residential development of the site via a non-complying application in 2012. This application lapsed due to sufficient demand for the scale of dwellings approved not emerging.

Our client subsequently lodged a further non-complying application (Development Application 211/1546/2016) for the development of 16 dwellings on the site. The City of West Torrens Development Assessment Panel resolved to grant Development Plan Consent to the application at its meeting in July 2017, subject to the concurrence of the Development Assessment Commission.

The DPA is based on extensive investigations which indicate that the affected areas are suitable for a broader range of uses, including residential, than have previously been permitted under the Industry Zone. Our assessment is that the investigations which underpin the DPA are sound. During the course of the assessment of the residential development applications on our client's land, detailed technical investigations have indicated that residential and non-residential developments can co-exist in the locality with potential interface issues being suitably managed.

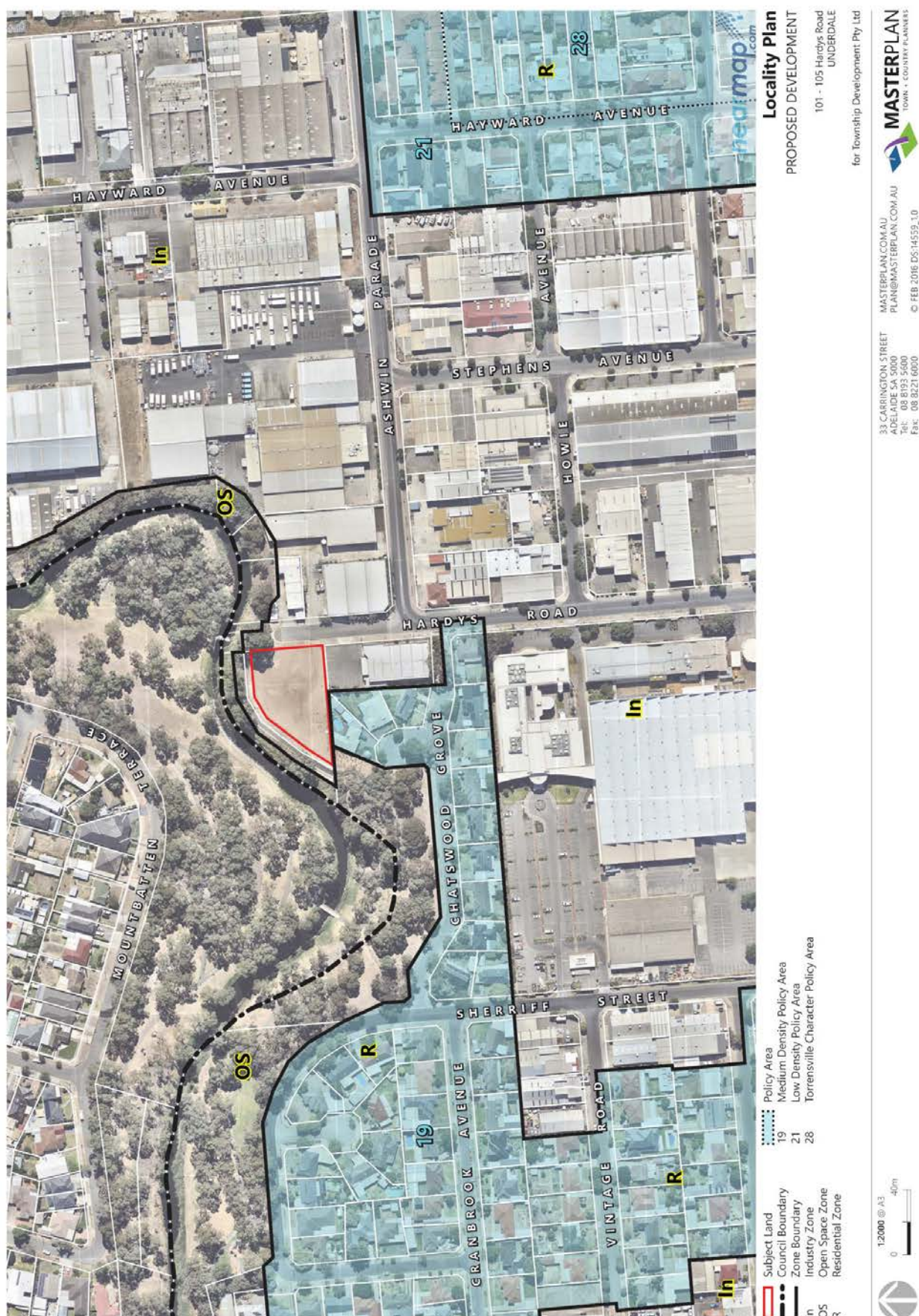
Our client looks forward to Council finalising the DPA, including the inclusion of their land in the Mixed Use Zone, and submitting it to the Minister for Planning for authorisation in the near future.

Our client wishes for us to appear on their behalf at the public meeting in respect of the DPA. Please advise the writer of the timing and location of this meeting.

Yours sincerely

Michael Richardson
MasterPlan SA Pty Ltd

enc: Locality Plan.
cc: Township Development Pty Ltd, Att: Mr Mark Johnson (by email).



Proposed vision and rezoning for Underdale and Torrensville Industrial Area

Have your say

From now until Wednesday 23 August, anyone can make a written submission about the proposed vision and rezoning for the Underdale and Torrensville Industrial Area.

If you wish to make a written submission, please fill in the form below. Copies of all submissions received (including names and addresses) will be available for inspection by interested persons at the City of West Torrens Civic Centre, 165 Sir Donald Bradman Drive, Hilton from the submission close date until the date of the Public Meeting.

A Public Meeting will be held at 7pm on Tuesday 5 September 2017 at the City of West Torrens Civic Centre.

Submissions should clearly indicate whether you wish to speak at the Public Meeting about your submission.

Please note: if no requests are made to speak at the Public Meeting, the meeting will not be held.

Submissions close 5pm on Wednesday 23 August 2017

and should be forwarded to:

By mail to:

Chief Executive Officer

Submission: Underdale and Torrensville Urban Renewal DPA

City of West Torrens

165 Sir Donald Bradman Drive

Hilton SA 5033

By email to csu@wtcc.sa.gov.au

Note: Email submissions must include 'Submission: Underdale and Torrensville Urban Renewal DPA' in the subject line.

This submission form constitutes a formal written submission if your full name and address are provided and it is received by City of West Torrens by 5pm on 23 August 2017.

Name: ASSETT MECHANICAL ENGINEERING PTY LTD

Address: G1-67 ASHWIN PARADE, TORRENSVILLE SA 5031

Phone number: 8234 2090 Email: Keith@assetting.com.au

My property is best described as (tick):

☐

A residential property in the area proposed to be rezoned

☒

A business or multi-use property in the area proposed to be rezoned

☐

A residential property outside the area proposed to be rezoned

☐

A business or multi-use property outside the area proposed to be rezoned

☐

Other

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

☐

I support the zoning change

☐

I support the zoning change but suggest that changes be made (please include details)

☐

I am neither opposed to or in favour of the amendment

☐

I do not support the zoning change in its current form, but I would support it if changes were made (include details)

☒

I do not support the amendment

continued overleaf

westtorrens.sa.gov.au



Please provide comments (and/or provide attachments):

DEAR CEO

OUR COMPANY HAS BEEN OPERATING OUR BUSINESS ON THIS SITE SINCE 1989. WE ORIGINALLY COMMENCED ON SITE N.O. 67 ASHWIN PARADE. AS WE HAVE GROWN OUR BUSINESS OVER THE YEARS, THIS SAW US PURCHASE BLOCK N.O. 65 FOR EXPANSION. WE HAVE FURTHER LONG TERM VISION TO EXPAND OUR BUSINESS AGAIN INTO SITE NUMBERS 61-63, SUBSEQUENTLY WE INVESTED IN THE PURCHASE OF THESE SITES SOME 10 YEARS AGO. THE EVOLUTION OF OUR BUSINESS HISTORY AT OUR CURRENT LOCATIONS AS BEEN A SUBSTANTIAL FINANCIAL INVESTMENT. WE OBJECT BASED ON THE FOLLOWING CONDITIONS :-

- IMPACT DUE TO THE LOWERED dBA NOISE REDUCTION REQUIREMENTS.
- LIMITATION AND COST IMPLICATION ON OUR FUTURE EXPANSION/ DEVELOPMENT OF SITE NUMBER 61-63.
- WE FEEL THAT OVER TIME, SHOULD A RE ZONING BE PASSED, FURTHER RESTRICTIONS ARE LIKELY TO OCCUR DRIVEN BY NEW RESIDENTIAL OCCUPYING THESE AREAS AND SUBSEQUENTLY DEMANDING FURTHER CHANGE/ IMPACT ON OUR EXISTING OPERATIONS.

Declarations

I want to be heard at the Public Meeting on 5 September 2017:

☐

Yes

☒

No

KEITH FANCSALI

GENERAL MANAGER



Thank you for your submission.

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

westtorrens.sa.gov.au



Proposed vision and rezoning for Underdale and Torrensville Industrial Area

Have your say

From now until Wednesday 23 August, anyone can make a written submission about the proposed vision and rezoning for the Underdale and Torrensville Industrial Area.

If you wish to make a written submission, please fill in the form below. Copies of all submissions received (including names and addresses) will be available for inspection by interested persons at the City of West Torrens Civic Centre, 165 Sir Donald Bradman Drive, Hilton from the submission close date until the date of the Public Meeting.

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Submissions close 5pm on Wednesday 23 August 2017 and should be forwarded to:

By mail to:

Chief Executive Officer

Submission: Underdale and Torrensville Urban Renewal DPA

City of West Torrens

165 Sir Donald Bradman Drive

Hilton SA 5033

By email to csu@wtcc.sa.gov.au

Note: Email submissions must include 'Submission: Underdale and Torrensville Urban Renewal DPA' in the subject line.

This submission form constitutes a formal written submission if your full name and address are provided and it is received by City of West Torrens by 5pm on 23 August 2017.

Name: Livio Forza

Address: 14-16 Wilford Ave, Underdale

Phone number: 0405 216 567 Email: livio1310@hotmail.com

My property is best described as (tick):

- ☒ A residential property in the area proposed to be rezoned
- ☐ A business or multi-use property in the area proposed to be rezoned
- ☐ A residential property outside the area proposed to be rezoned
- ☐ A business or multi-use property outside the area proposed to be rezoned
- ☐ Other

Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

- ☒ I support the zoning change
- ☐ I support the zoning change but suggest that changes be made (please include details)
- ☐ I am neither opposed to or in favour of the amendment
- ☐ I do not support the zoning change in its current form, but I would support it if changes were made (include details)
- ☐ I do not support the amendment

continued overleaf

westtorrens.sa.gov.au

City of
West Torrens
Between the City and the Sea



Please provide comments (and/or provide attachments):

Enclosed deputation.

Declarations

I want to be heard at the Public Meeting on 5 September 2017:

☒

Yes

☐

No

Thank you for your submission.

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

westtorrens.sa.gov.au



I, Livio Forza, would like to thank the right honourable mayor and city councillors for my deputation and allowing me to express my approval in regards to rezoning the area west and south of Ashwin Parade and Hayward Avenue to Ashley Street. As well as along Ashley Street to Holbrooks Road up to Cranbrook Avenue in the suburb of Underdale 5032.

My family have a block of land situated in Wilford Avenue and the intention is to build a house in a perceived residential area evident by the multiple houses on the street in present time and many years prior, restricting traffic signs into Wilford Avenue on business days during the hours of 7am - 9am and 4pm - 6pm which were put in place to restrict industrial traffic for the residents in the street. And finally, it must be stated that Wilford Avenue was previously categorised as a residential zone before it was changed to an industry zone.

It has been the better part of 9 years trying to get a common sense planning rule for the area to allow property owners to develop their properties that are in there, this option as put is our very best and last opportunity to show what is right.

As a young Australian, it is hard enough to buy a house and I am happy that this council is helping ratepayers (and forthcoming ratepayers) in the suburb of Underdale to start a new home and develop a family which would create a stronger and vibrant community. On the same note, I would like to express my agreeance to not banish existing businesses; within the factsheet provided by this council there are specific regulations which I concur with, as well as the decision to only allow 'light' or service based industries in the area.

I would like to thank the council for noting the empathetic nature of this whole ordeal; Wilford avenue for example has been a residential street for 50 plus years, as stated, and the

vast majority of addresses in that street are homes. It is frustrating that a person like myself, who wishes to build or extend their property but are faced with a non-compliant development situation. Especially since it has come to my attention that there are already long term vacant ware houses and industrial premises, 28 in total that cannot develop for residential purposes. On that subject, I must stress that business premise owners in the area where the zone was changed back to residential, such as Torrensville, have been given a great opportunity to clear the site and sell off as residential blocks which was the right thing to do.

I thank the right honourable Mayor and City councillors for listening to my deputation in regards to the rezoning of the areas of Ashwin Parade and Hayward Avenue to Ashley Street. As well as along Ashley Street to Holbrooks Road up to Cranbrook Avenue in the suburb of Underdale 5032.

REF: 0032-3-Symbion

22 August 2017

Mr Terry Buss
Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman
HILTON SA 5033



Level 1, 89 King William Street
GPO Box 2403
Adelaide SA 5001
PH: 08 8221 5511
W: www.futureurbangroup.com
E: info@futureurbangroup.com
ABN: 34 452 110 398

Dear Mr Buss,

UNDERDALE AND TORRENSVILLE URBAN RENEWAL DEVELOPMENT PLAN AMENDMENT

We act on behalf of Symbion Pty Ltd ("Symbion"), owner and occupier of land situated at 75-91 Hardys Road, Underdale ("the site").

Symbion have engaged Future Urban Group and Property & Consulting Australia to review the Underdale and Torrensville Urban Renewal Development Plan Amendment ("DPA") against their business strategy. This review has involved the preparation of a masterplan and associated feasibility study. This was considered necessary as Council is seeking to establish a planning framework to enable a transition from industrial to medium density residential development over time which directly affects the site.

1. Symbion's Position

It is acknowledged within the DPA that the introduction of a new planning regime will provide additional investment opportunities, however it may not result in the relocation of industrial activities in the short to medium term. Rather, existing businesses such as Symbion will be entitled to continue to operate indefinitely (under existing use rights) and may only consider relocating once they decide to expand (which wouldn't be encouraged under the proposed planning regime) or if an opportunity to relocate presents itself.

Symbion are not likely to expand operations on the subject site, however it may relocate in the future only if the new zoning will assist in this process by increasing the value of the land to a point where it will help to offset relocation, remediation and/or other costs to get the land "development-ready". Put simply, if the new zoning framework is not conducive to a relocation, then Symbion will maintain its long term presence on the site.

We acknowledge that over time, the decision to relocate may become more appealing as the new zoning regime results in increased land values however given the capital improvements on the site; the rental income obtained from various buildings/functions on the site; and, the low cost of operating the Symbion office and warehouse, this is still unlikely to occur without changes to the proposed policy framework.

In general terms, Symbion supports the intent of the DPA however it requires changes to the policy to make it more attractive for it to relocate now or in the future.

This submission, provides an overview of the masterplan and feasibility study undertaken then recommends a number of policy changes for Council's consideration.

REF 0032-3-Symbion | 23 August 2017





2. Overview of the Site and Locality

The subject site is square in shape, having a frontage to Sherriff Street of 182.13m, a frontage to Hardys Road of 181.86m and a site area of approximately 4.1ha.

The subject site is legally described as Lot 11 in Certificate of Title: Volume 5323, Folio 831, or otherwise known as 115 Sherriff Street, Underdale.

Figure 1 Symbion Landholding



The primary function of the site is a warehouse and distribution facility for medical products. The site also contains office accommodation. Specifically, there are a total of 5 main buildings on the site, described as follows:

- Building A (high quality office accommodation) which is predominantly vacant;
- Building B (office accommodation) occupied by Symbion and partially let by Harris Scarfe Pty Ltd;
- Building C (warehouse and distribution) associated with Symbion;
- Building D (warehouse) associated with Symbion; and
- Building E (security/gate house).

A total of 397 on-site car spaces exist on the site in three separate areas (along the Hardys Road frontage, to the rear of the large warehouse and to the rear of the northern office building).



A total of three access points exist on Sherriffs Street and two access points exist on Hardys Road.

The locality is characterised by a range of land uses and building styles and forms. Properties adjacent to the northern boundary of the subject site are characterised by detached dwellings. The southern boundary of the subject site is shared with both detached dwellings and commercial properties. To the east and west, on the opposite sides of Hardys Road and Sherriffs Street respectively, are a number of commercial properties.

3. Demographic Summary

As of 30 June 2016, the Australian Bureau of Statistics had an estimated residential population for the City of West Torrens of 59,312 people. With a land area of 3,704 hectares, this represents a population density of 16.01 people per hectare.

Over the past 10 years, the City of West Torrens has seen a steady increase in population experiencing a growth of 10.47 per cent or 5,620 people from 2006 to 2016.

Between the 2011 and 2016 census, Greater Adelaide achieved a population growth of 5.75 per cent while the City of West Torrens saw a growth of 5.38 per cent over the same period.

As at 2016, the City of West Torrens had a higher proportion of Seniors and Elderly (70 years and over) when compared to Greater Adelaide at 13.5 per cent and 11.9 per cent respectively. Conversely, the City of West Torrens had a smaller proportion of people aged 19 years and below in comparison to Greater Adelaide at 20.1 per cent and 23.6 per cent respectively.

The proportion of tertiary education and independence, young workforce and parents and homebuilders cohort (20 to 49) represented 45.3 per cent of the City of West Torrens Population. This is a far greater proportion of the population within that cohort compared to Greater Adelaide at 40.4 per cent.

Although the City of West Torrens is an ageing population it also contains a high proportion of young working age people.

4. Housing and Land Sales Summary

Over the past 3.5 years the median sales price for the Underdale area has increased by 4.6% from \$545,000 in January 2013 to \$570,000 in April 2017. Analysis of sales data from July 2014 to July 2017 reflects a total of 2,541 sales occurring within Underdale and surrounding suburbs (refer to catchment listing below for identified suburbs).

Analysis of sales data from July 2014 to July 2017 reflects more than 2,500 sales occurring within Underdale and surrounding suburbs (refer to catchment listing below for identified suburbs). As outlined in the below table the predominant dwelling structure sold throughout the catchment area contained 3 bedrooms with an average house size of 131sqm residing on approximately 509sqm of land.

This particular dwelling structure sold at an average price point of \$495,000. Three bedroom homes made up 57% of all sales made during the identified period. Two bedroom homes were the next most popular, followed by 4 bedroom homes. Dwellings with 1 bedroom or 5+ bedrooms made up only 4% of sales over the identified period.



Figure 2 Median sales vs number sold

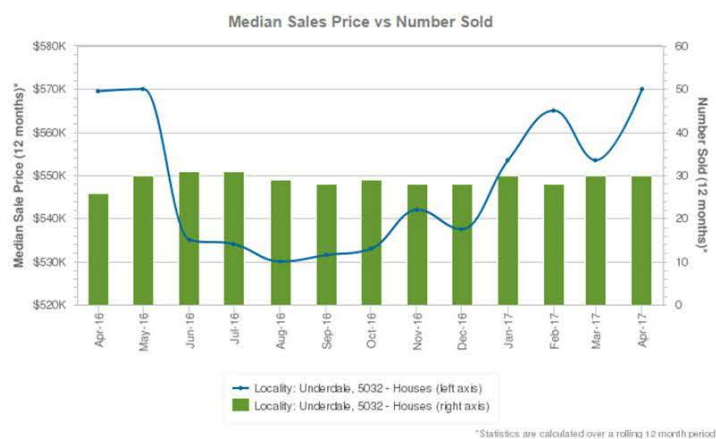


Figure 3 Median sales price



Figure 4 Catchment dwelling sales data for period 17/7/14 – 17/7/17

Rooms	Count	Average Build Size	Average Land Size	Average Price
5+	80	208.75	703.31	\$701,184
4	453	183.94	639.62	\$632,649
3	1439	130.81	509.30	\$495,429
2	545	87.07	258.67	\$334,955
1	24	55.00	180.63	\$264,198

Catchment Area: Allenby Gardens, Beverley, Brooklyn Park, Cowandilla, Findon, Flinders Park, Fulham, Fulham Gardens, Hilton, Hindmarsh, Kidman Park, Lockleys, Mile End, Seaton, Thebarton, Torrensville, Underdale, Welland, West Hindmarsh, Woodville South



Captured data shows a strong trend for dwellings ranging from 2-4 bedrooms with the strongest market being 3 bedroom homes. The creation of medium density housing would appear to meet market demand as dwelling structures within a 2-4 bedroom range are comfortably created on lot sizes ranging from 150-250sqm.

Potential exists to test these types on smaller allotments where equivalent dwelling area could be accommodated on lots as small as 80 square metres over three building levels. The potential also exists to test the market for increased 1-2 bedroom dwellings in the form of apartments as these product types are rare within the catchment area. With good proximity to local transport, main travel routes and the CBD, smaller lots and 1-2 bedroom dwelling sales could provide a larger percentage of market share with the development of higher density, innovative offerings.

A similar exercise has been completed for lands sales across the same period and catchment area with data being presented in the below table.

Figure 5 Land Sales Data for period 17/7/14 – 17/7/17

Lot Range (sqm)		Count	Avg Land Size	Avg Price	Avg Price Sqm
400	>	67	815.70	\$ 494,055	\$ 606
301	400	51	352.96	\$ 322,749	\$ 914
201	300	20	259.65	\$ 275,400	\$ 1,061
101	200	7	138.86	\$ 165,000	\$ 1,188
0	100	3	81.00	\$ 115,333	\$ 1,424

Catchment Area: Allenby Gardens, Beverley, Brooklyn Park, Cowandilla, Findon, Flinders Park, Fulham, Fulham Gardens, Hilton, Hindmarsh, Kidman Park, Lockleys, Mile End, Seaton, Thebarton, Torrensville, Underdale, Welland, West Hindmarsh, Woodville South

With the catchment area well developed the volume of land sales is significantly less than reflected for dwellings. More than 140 land sales have occurred during the period July 2014 to July 2017 with 45% reflecting land areas of greater than 400sqm. A further 34% of land sales fall within a land area of 301-400sqm.

With the catchment area being a long standing, well-established region, land parcels are of a larger size in comparison to new suburban residential developments.

5. Planning Context

The DPA proposes to introduce a new Urban Renewal Zone into the Development Plan which:

- Provides for medium density residential development comprising a range of dwelling types and forms, integrated with a range of non-residential uses and usable open spaces; and
- Facilitates the orderly and efficient redevelopment of existing and transitioning industrial activities to land uses that are compatible with residential development and other sensitive uses.



The DPA also introduces a new Mixed Use Transition Policy Area within a portion of the Urban Renewal Zone containing the Symbion land which:

- Accommodates a range of business, commercial, warehouse, storage and light industrial land uses that are envisaged to transition in an orderly and efficient manner to compatible mixed use development, including residential development; and
- Seeks the effective location and management of industrial and commercial activities at the interface of adjacent areas that support residential and other sensitive land uses

Upon our review of the proposed policy affecting the Symbion land we note the following including other matters which has been used to guide the masterplan process:

- The zone seeks medium density residential development comprising a range of dwelling types and forms, integrated with a range of non-residential uses and usable open spaces that may also have a dual purpose for stormwater management;
- The orderly and efficient redevelopment of existing and transitioning industrial activities to land uses that are compatible with residential development and other sensitive uses;
- Redevelopment and intensification of urban areas to support the effective and economic provision of public infrastructure and community services;
- High quality public realm through the design and layout of development to encourage walking and cycling access to, and use of, open space, activity centres, fixed transit and high frequency public transport stops;
- A built form that provides a transition down in scale and intensity between those areas where higher building heights are envisaged and to maintain the amenity of adjacent residential properties;
- The zone will comprise primarily medium density residential development of up to 2 storeys. Taller buildings up to 3 storeys and development achieving a net residential density of around 35-65 dwellings per hectare, will be located near the centre of the zone on the Symbion land;
- Development will include higher density mixed use apartments with ground floor retailing and commercial uses particularly fronting Hardys Road or areas of open space;
- Generally, the greatest height, mass and intensity of development will be focused near the centre of the zone, reducing in scale to transition down at the interface with low rise residential development within the adjoining Residential Zone;
- Housing diversity will be delivered through land division layout comprising smaller allotments together with innovative housing design, access and parking arrangements;
- Larger and/or amalgamated sites will achieve a coordinated development outcome where new medium density housing integrates smoothly with surrounding residential development;
- The zone will be enhanced through high quality development and associated improvements to the public realm.

6. SWOT Analysis

In the context of the previous sections, the site and its immediate surrounds have been analysed using the SWOT method, identifying strengths, weaknesses, opportunities and threats.



Strengths

- The site is located in an area containing a mix of residential and non-residential land uses. Residential land uses adjoin the site to the north and south.
- The main strengths of the site, is its size, shape and orientation and ability to accommodate a variety of dwelling forms, heights and scale to encourage transitions but also to manage overshadowing or overlooking impacts.
- The site is also accessible to a number of amenities.

Weaknesses

- Negative externalities to the site primarily relate to the appearance of buildings, noise and traffic associated with non-residential land uses along the eastern side of Hardys Road and the western side of Sherriff Street.
- Non-residential land uses are likely to take some time to relocate from the area.
- There is also a medium risk that soil contamination may be present in the area due to the site's and area's industrial history.
- Notwithstanding, weaknesses are capable of being addressed through design solutions.

Opportunities

- Low surrounding structures provide the opportunity for views of the city, hills and all-round district views particularly above three building levels.
- The scale of the site encourages the incorporation of Water Sensitive Urban Design principles.
- The scale of the site has the capacity to accommodate higher dwelling densities and height towards the centre of the site.
- Existing road access to the east and west will encourage a safe, effective and efficient movement system and provide the area with greater east-west connections.

Threats

- The rezoning removes a significant national employer of modern/clean industrial jobs from the locality, and moves the industry/ residential interface closer to industrial activities in Hardys Road and Sherriff Street.
- The policy framework may not be conducive to support the relocation of non-residential land uses as desired.
- An increase in the number of residents to certain businesses is contrary to the EPA separation guidelines.



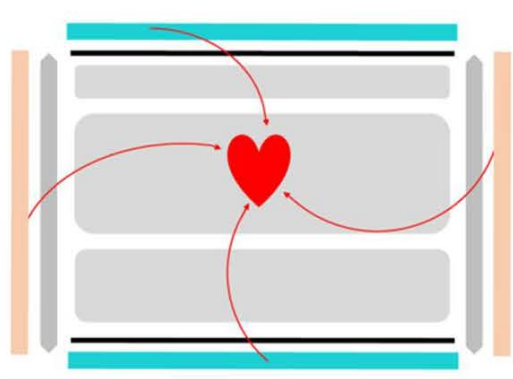
7. Urban Development Principles

The following urban development principles were developed to assist the master planning process.

PRINCIPLE 1: INTEGRATE THE SITE INTO ITS SURROUNDINGS

Existing Situation: The current site is surrounded by a mix of non-residential and residential uses and represents the largest most under-utilised land holding in the DPA affected area.

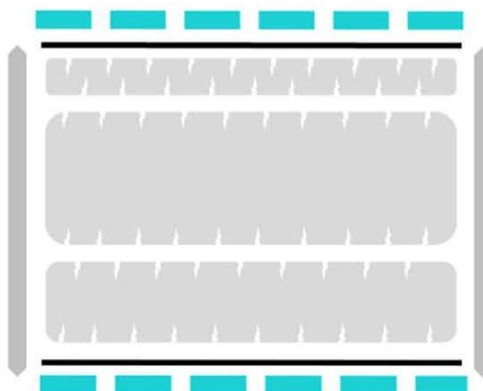
Opportunity: Continue the residential uses surrounding the site to inform a high quality coordinated development that is staged to support the longer term relocation of the existing warehouse operation.



PRINCIPLE 2: INTRODUCE A FINE GRAIN

Existing Situation: The current site emphasises car parking areas and large monolithic facades, reducing visual and physical amenity.

Opportunity: Design new development to break up the existing elevations and improve the streetscapes of Hardys Road and Sherriff Street through finer grain development.

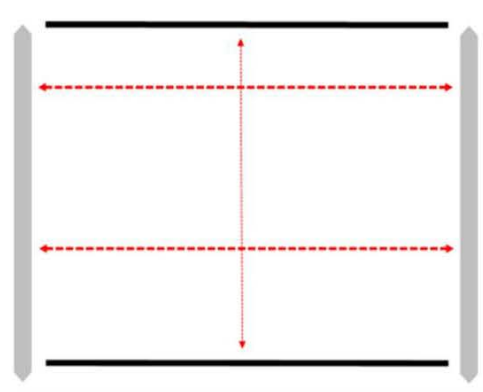




PRINCIPLE 3: CREATE STRONG LINKAGES AND CONNECTIONS

Existing Situation: The site is presently configured as a gated non-permeable block.

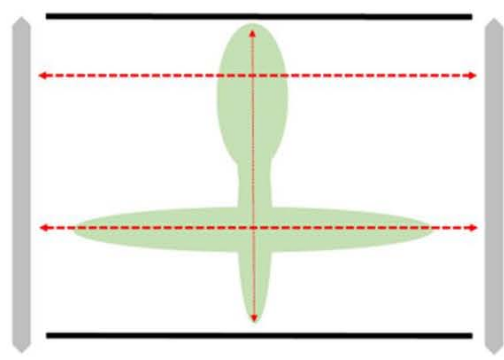
Opportunity: Encourage access through and within the site for pedestrians by creating east west connections across the site.



PRINCIPLE 4: INTRODUCE A HIGH QUALITY PUBLIC REALM

Existing Situation: The existing site has very high fences, large car parking areas and buildings which prevents the visual and physical connection between the inside and the outside of the site.

Opportunity: Explore opportunities within un-built areas along the alignment of the east-west connection to be high quality open space encouraging a sense of ownership and community within the site. Upgrade services and explore opportunities to improve storm water drainage of the site and surroundings.

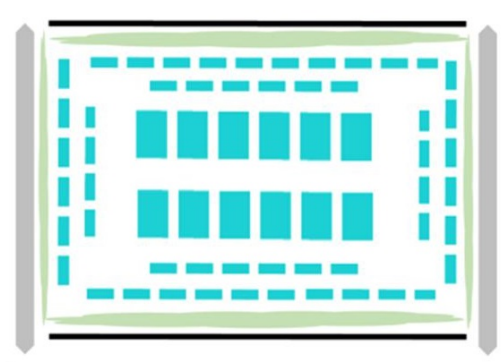




PRINCIPLE 5: IMPROVE THE EDGES AND INTERFACES

Existing Situation: The site adjoins local roads to the east and west which are characterised by existing non-residential uses and adjoins residential development to the north and south.

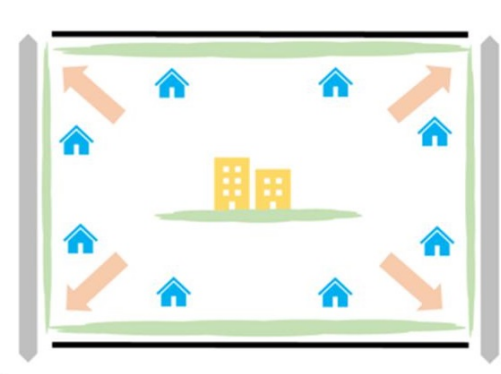
Opportunity: Improve the edges and interfaces with quality low scale residential development and landscaping and siting taller buildings towards the centre of the site.



PRINCIPLE 6: CAPITALISE ON THE LOCATION AND AMENITY

Existing Situation: The site is located in an area that is in close proximity to the Rover Torrens Linear Park, public transport, schools, open space and shopping centres such as the redeveloped Brickworks Market.

Opportunity: Take advantage of the location to achieve the highest and best use for the site by introducing residential development and/or other accommodation types to the site.





8. Masterplan Options

Three masterplan options have been prepared ranging from a standard land division (for land sale), a townhouse option (for house and land development opportunities) and a mix of townhouses and apartments (to realise the full potential of the site).

Standard Land Division or Townhouse Option

- 192 allotments/dwellings
- Allotments ranging between 80 square metres and 274 square metres
- Building heights up to three storeys on smaller lots
- The mandatory 12.5% open space requirement is exceeded
- Development could be undertaken in three distinct stages enabling the longer term relocation of Symbion
- Each stage could be developed independently of each other or linked via the proposed integrated road and open space network

Figure 6 Standard land division or Townhouse Option





Apartment/Townhouse Option

- 145 dwellings on allotments ranging between 80 square metres and 274 square metres
- Two storey building heights along road frontages and existing residential interfaces to the north and south
- 4 x 6 storey residential flat buildings (48 apartments each) with undercroft car parking in the centre of the site
- 2 x 4 storey residential flat buildings (32 apartments each) with undercroft car parking to the north of the 6 storey buildings
- 2 x 4 storey residential flat buildings (24 apartments each) with undercroft car parking to the south of the 6 storey buildings
- The mandatory 12.5% open space requirement is exceeded
- Development could be undertaken in three distinct stages enabling the longer term relocation of Symbion



- Each stage could be developed independently of each other or linked via the proposed integrated road and open space network

Figure 7 Apartment/Townhouse Option





The introduction of the volume of apartment types will be subject to market conditions at the time and the timing of release/development of land. Apartment sites could revert to lower scale traditional product as per land division/townhouse option.

Additional investment in public realm is possible to create sense of place and connectivity between apartment buildings.

The key difference between the options is the introduction of residential apartments to assist in framing the open space with additional scale and responding to the potential need to target more affordable housing options to the first home buyers or downsizers. The potential also exists to attract a retirement village operator with the smaller lots sizes and/or apartment buildings.

9. Feasibility

Property & Consulting Australia have been engaged to undertake a feasibility study for the site. They have also undertaken a financial analysis of potential project returns through the creation of feasibility modelling. Identifying anticipated financial returns and their associated timing will help to provide clarity to potential project options.



The feasibility report provides a detailed understanding of key performance indicators associated with the project, expected financial returns, plus sensitivity analysis against revenue, cost and program assumptions.

A project feasibility has been completed from the perspective of a residential land developer to test the viability of medium to high-density land offerings within the Underdale area.

The findings are based on the masterplan options and outline the possible project returns from undertaking a residential land subdivision across the identified site.

Based on the concept plan and applied assumptions the identified site is only viable to Symbion as a residential land development comprising medium to high-density allotments and apartment sites. This scenario meets numerous key performance indicators (KPI's) when analysing a development of this nature. The project returns a profit with a development margin, project IRR and equity IRR within the realms of industry accepted targets. The conservative project program is again driving IRR results. An uplift in these KPI's is possible with the achievement of an increased rate of sale.

10. Recommended Policy Changes

Upon our review of the proposed policy framework as it affects the Symbion land, the capacity of the site to accommodate a range of building heights and scales to meet a range of target markets, we recommend the following policy changes to enable a feasible development outcome for Symbion to support a potential longer term relocation:

- Provision of a concept plan to limit building heights along the road frontages and the existing residential interfaces to the north and south to two storeys; and to allow a gradual increase in building height up to a maximum of six storeys in the centre of the site for residential flat buildings;
- Reduce the minimum allotment area for a detached dwelling to around 200 square metres; semi-detached dwelling to around 150 square metres; and, a row dwelling (including detached dwelling constructed boundary to boundary)/group dwelling/residential flat building to around 80 sqm;
- Provision of a minimum allotment area of 80 square metres for affordable/social/aged persons accommodation.

In our opinion, the above recommendations are not unreasonable in the context of the substantial size of the land enabling high quality design solutions and a concept plan to deal with both height and scale transitions to respect the amenity and character of the existing residential areas to the north and south.

We wish to present our submission to Council on 5 September 2017.

Yours sincerely

A handwritten signature in black ink, reading 'Chris Vounasis'.

Chris Vounasis
Director

From: chad mclachlan
To: [Council Enquiries](#)
Subject: Submission: Underdale and Torrensville Urban Renewal DPA
Date: Wednesday, 23 August 2017 4:46:55 PM

Chad McLachlan
61 Hayward ave
Torrensville 5031
Mclachlan.chad@gmail.com

Residential property on the border of the proposed rezone area.

I support the zoning change but suggest changes be made to the wider area.

Suggested changes:

Plan for the increase in density by building smart infrastructure to accommodate the increase.

Wider footpaths, bicycle lanes and shared paths (encourage people to be active, healthy for individuals and the community).

Narrower vehicles lanes (effective in slowing speeds / increasing traffic flow / increasing alertness)

Easy access for people (not just cars) to linear park, shopping areas, schools etc. Hardys rd and Ashwin Parade currently act as barriers.

Better access to public transport and infrastructure supporting it - shelter, signage etc.

If the increase in density is not planned for it will likely result in more traffic congestion and even higher levels of vehicle dependency. We are extremely fortunate to live in close proximity to Linear Park and walking / riding distance from the city. It would be great if the council could make better use of this great asset.

Kind Regards,

Chad McLachlan



Ref PAS Plastico

Date 23 August 2017

Terry Buss
The Chief Executive Officer
City of West Torrens
via email csu@wtcc.sa.gov.au

Dear Mr Buss

This submission is on the Underdale and Torrensville Urban Renewal DPA and is prepared on behalf of Plastico + Hackett (Plastico) which occupies 60-66 Ashwin Parade, Torrensville.

For the reasons set out in this submission Plastico opposes the rezoning and will be represented to speak to its opposition at the public hearing on the 5 September.

Plastico

Plastico was founded in 1994.

Its background was originally based around mineral analysing equipment, laboratory equipment and fit-outs, and much of its work has been for the Waite Institute, CSIRO, and universities and their laboratories.

1 of 9



View of Plastico's site from Hardy's Road

Plastico has reinvested its earnings in securing efficient equipment for plastic and metals engineering, training and tooling.

The company presently employs 16 to 20 people, and has recently moved to two shifts.

After 20 years of operation Plastico has achieved small to medium manufacturer recognition, and has aspirations of achieving higher levels of turnover, productivity and outcomes.

Plastico relocated to Torrensville and the current site in 2008 which has significant potential to accommodate Plastico's projected growth.

Plastico's main business involves making medical products for use in trauma patients to help mend broken bones including screws, pins and nails.

Titanium wrist plates, titanium screws and surgical stainless screws for mending broken bones, are among its range of medical products.

Plastico's location lends itself to producing complex parts quickly for other business sectors, and in a medical precinct that has organically evolved through market driven co-location and leadership from the State government in promoting South Australia in medical technologies and industries.

The Hardys Road location has critical locational advantages with a convenient juxtaposition to the airport and the Thebarton bio medical precinct.

Many of Plastico's products are exported to China and the Middle East, defying the typical trend. Its advantage is its capability and capacity to make small to medium runs of complex components which is outside of other Asian countries' expertise.

Why did Plastico relocate to City of West Torrens and the Torrensville site?

1. Market and commercial signals were right:

The Plastico land and surrounding land to be developed is located in an Industry zone. Its purpose is:

A zone primarily accommodating a wide range of industrial, warehouse, storage and transport land uses (my emphasis).

The zone specifically:

- Classifies all forms of residential development as **generally inappropriate**.
- There are mixed use locations identified in the Industry Zone, but this locality is not one of them.
- All forms of industry other than Special Industry are anticipated in the zone.

2. Hardys Road on both sides of the street has a commercial/industrial land use and character.

- The subject land to be developed interfaces with sensitive uses to its North (open space) and South west (residential).
- The subject land therefore buffers non industrial uses and residential neighbours from Plastico's operations.
- This was, and remains critical for Plastico.

3. Plastico's former industrial site and locality (Thebarton) was undergoing gentrification

- Plastico was “forced” out of a former industrial locality that was transitioning to residential use.
- Opportunities to adjust and expand to business opportunities were heavily restricted by development policy and residents’ expectations.
- The EPA concept of *environmental duty of care* has the affect of over-riding *existing use rights*.
- For Plastico it is critical that this does not happen again.

Does rezoning of the Underdale and Torrensville Industrial Land make sense? (all of the following information is extracted from Council’s report Underdale and Torrensville Residential/Industrial Interface DPA Investigations Report, 2015 PDF)

1. Employment significance of Underdale and Torrensville

The City of West Torrens is a municipality which possesses a high ratio of employment to population. This economic success in combination with a relatively central location in the metropolis means that the municipality is an attractive location for residential infill development, as prospective residents would have great access to employment opportunities not only in West Torrens, but also across Metropolitan Adelaide generally.

The economic analysis in this report indicates that economic activity in this precinct is not only diverse but also important for what is a relatively small area. 2,000 jobs would ordinarily be considered as highly significant in a municipality that is struggling to attract businesses and employment. There are also other important indicators which suggest that the jobs in the precinct are indeed worth protecting.

Low vacancy rates, a shift to more capital intensive production and the presence of regional/exporting manufacturers all point to a mix of businesses which should be not only retained in the area, but also prioritised in terms of requirements.

In the absence of more detailed data about the markets that these manufacturers are servicing, it can be assessed that generally speaking, this precinct plays a greater economic role than its physical size would otherwise suggest.

2. Urban Employment Zone

The Minister has requested Council to consider the potential of introducing the South Australian Planning Policy Library’s Urban Employment Zone.

The Urban Employment Zone contains a number of contemporary policies, including the following objectives:

- A mixed use employment zone accommodates a range of industrial land uses together with other related employment and business activities that generate wealth and employment for the State.
- Provision for large floor plate enterprises, such as major logistics and manufacturing plants, high technology and/or research and development related uses, located to take advantage of existing and future road and rail infrastructure. It is noted that residential development (except for industry related short term accommodation, expansion of existing dwellings and/or dwellings in local activity centres) are listed as non-complying developments⁹.
There is merit in considering the incorporation of the Urban Employment Zone over the study area's existing industrial zone. This will ensure the introduction of contemporary planning policies that promote improved urban design and environmental outcomes.
However, unless there is significant changes to the SAPPL Urban Employment Zone module, it is unlikely to promote significant residential development.

3. The City of West Torrens Strategic Directions Report 2015 provides:

- the need to ***implement innovative measures and regulatory controls to manage interface issues where residential land and less sensitive land uses such as industrial land; and***
- for the ***protection of key employment zones, which includes industrial precincts and activities***
- ***Urban infill has also lead to a range of interface issues where residential land abuts industrial land uses, resulting in traffic, noise and odour issues. With limited opportunities for expansion and pressure from neighbouring communities to relocate away from homes and schools, there is a trend in local industry to move from 'dirty' heavy manufacturing towards 'cleaner' industries such as biotech facilities, logistics and distribution***

4. Doing business in Underdale and Torrensville

Valued characteristics: When asked about the desirable characteristics of Underdale and Torrensville for doing business, the most common responses were:

- Proximity to the city (50%)

- Proximity to markets and customers (44%)
- Proximity to main roads (44%)
- Always been here (41%)
- Existing facilities/investment (25%).

5. Key business interviews

Common themes from the five business interviews included:

- View that the area offers "premium" industrial land due to the proximity to the city and airport
- The area is centrally located and one of a few industrial areas with the ability to service the entire metropolitan area
- Business in the area will benefit from the Torrens to Torrens upgrade of South Road
- The area offers excellent access to employment, with professional and service labour generally located in the inner and coastal suburbs, and general labour in the southern and northern suburbs
- Generally low numbers of complaints from residents
- The issues for which businesses hold EPA licences do not present a nuisance to surrounding residents
- Biggest concerns are around traffic and car parking
- Existing longstanding residents at the interface generally understand and accept industrial businesses – complaints tend to come from new residents
- Greatest concerns are not managing existing complaints but potential new complaints
- Perception that it is preferable for hazardous industry to be adjacent with other industry, as it is more difficult to manage residents than businesses in an emergency situation.
- Increasingly small nature of industries in the area

- Traffic management issues along Ashwin Parade -increasing volumes of traffic and vehicle speeds
present problems to trucks entering and existing industrial properties
- General preference for businesses to be located in a wholly industrial area due to the uncertainty associated with future residents
- Increase residential areas/zones and/or promoting mixed uses that include residential developments increases the potential for interface issues/complaints and potentially may restrict productivity

6. Jones Lang LaSalle (JLL) Report 2016

In terms of the existing characteristics of the area affected by the rezoning, the JLL report notes that:

- There was 86 businesses employing 1,515 people within the precinct in February 2016;
- There was 21 residential properties in the precinct - primarily along Wilford Avenue;
- Manufacturing was the main activity in the precinct followed by 'public administration and safety', and 'construction' and 'administrative and support services';
- There was a 15.3% vacancy rate in the precinct which is considered high, but is partly due to the state of the Adelaide industrial market; and
- Most businesses have been in the precinct for at least 10 years and the majority indicated that they intended to remain for at least the next five years.

7. Expert and Political Findings Synthesised

There are some simple strategic messages in all of the above, and these are confirmed by Plastico's 23 year's of experience of operation in locations (2) where there is a mix of employment and residential use.

They are:

- The current zone and investment is too valuable (in economic and employment terms) to be put at risk;

- An increase in the residential population, (and residents new to the area), will create unacceptable risks;
- The concept of *Environmental Duty of Care* has not been addressed, and will override development policy;
- The rezoning will discourage investment in business and employment, notwithstanding the policies;
- The demand on Council to manage complaints will increase.

Environmental Duty of Care : Environmental Protection Act

This means that notwithstanding existing use rights, there is no right to cause nuisance. Further an action under the EP Act can be brought on by the public, not just an agency who has responsibility for environmental care.

Whilst Plastico considers *Environmental Duty of Care* to be fair, a change in context from industrial neighbours to residential neighbours clearly changes the game for Plastico.

It is recognised by Council's own advisors that new residents will have different and higher expectations of the level of amenity compared to existing.

Urban Renewal Zone: Additional Policies which are essential to Plastico

Plastico's preferred position is that the zoning does not proceed and the status quo remains. Plastico's fears about change are at the fundamental foundation of the Council's initiative, i.e.

- notwithstanding the expert advice is that the rezoning is flawed in that it will undermine the City of West Torrens' privileged position as an employment centre; and
- regardless of any policy settings, will create land use conflict,

the Council has proceeded with the rezoning on the back of pressure from residential interests.

In the event that the rezoning proceeds Plastico seeks the following amendments to the policies as a minimum :

- At zone interfaces the requirement that the quantum and design of off street parking on development sites is sufficient to accommodate all parking generation (residents

and visitors) to eliminate the need to use street parking (and traffic conflicts with adjoining Industry and their traffic movements);

- Built form along the alignment of Hardys Road which:
 1. minimises building openings to Hardys road (to assist with acoustic management);
 2. has no individual vehicle access points (to avoid traffic conflicts)
- No on street parking along Hardys Road and provision for loading zones for delivery vehicles of varying sizes.
- A Structure Plan for Hardys Road (like for the Holbrooks Road WeTo/ 24) which reflects the traffic management and design concepts in 1 - 3 above.

If you have any question with regard to this advice or should you require further information please contact me on:

wohlstadt@gmail.com;

Box 294 Lyndoch 5351; or

0414 851 812.



Yours Faithfully

Michael Wohlstadt, RPIA, Grad Dip URP



Proposed vision and rezoning for Underdale and Torrensville Industrial Area

Have your say

From now until Wednesday 23 August, anyone can make a written submission about the proposed vision and rezoning for the Underdale and Torrensville Industrial Area.

If you wish to make a written submission, please fill in the form below. Copies of all submissions received (including names and addresses) will be available for inspection by interested persons at the City of West Torrens Civic Centre, 165 Sir Donald Bradman Drive, Hilton from the submission close date until the date of the Public Meeting.

A Public Meeting will be held at 7pm on Tuesday 5 September 2017 at the City of West Torrens Civic Centre.

Submissions should clearly indicate whether you wish to speak at the Public Meeting about your submission.

Please note: if no requests are made to speak at the Public Meeting, the meeting will not be held.

Submissions close 5pm on Wednesday 23 August 2017

and should be forwarded to:

By mail to:

Chief Executive Officer
Submission: Underdale and Torrensville Urban Renewal DPA
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

By email to csu@wtcc.sa.gov.au

Note: Email submissions must include 'Submission: Underdale and Torrensville Urban Renewal DPA' in the subject line.

This submission form constitutes a formal written submission if your full name and address are provided and it is received by City of West Torrens by 5pm on 23 August 2017.

Name: Martha Ioannides

Address: 68 Stephens Ave. Torrensville

Phone number: 0451 991 264 Email: _____

My property is best described as (tick):

- ☐ A residential property in the area proposed to be rezoned
- ☒ A business or multi-use property in the area proposed to be rezoned
- ☐ A residential property outside the area proposed to be rezoned
- ☐ A business or multi-use property outside the area proposed to be rezoned
- ☐ Other



Please indicate what best describes your opinion on the proposed zoning changes in Underdale and Torrensville in the Development Plan Amendment (tick):

- ☐ I support the zoning change
- ☐ I support the zoning change but suggest that changes be made (please include details)
- ☐ I am neither opposed to or in favour of the amendment
- ☒ I do not support the zoning change in its current form, but I would support it if changes were made (include details)
- ☐ I do not support the amendment

continued overleaf

westtorrens.sa.gov.au



Please provide comments (and/or provide attachments):

As per attached letter

Declarations

I want to be heard at the Public Meeting on 5 September 2017:



Yes



No

Thank you for your submission.

If you would like to find out more about this project and how the proposed rezoning might impact you, please contact Council's Project Leader PDI, Hannah Bateman, on 8416 6333 during office hours (8.30am - 5pm Monday to Friday). Emails can also be sent to csu@wtcc.sa.gov.au.

westtorrens.sa.gov.au



23 August 2017

Martha Ioannides
President
Messinian Association of SA Inc.
68-70 Stephens Avenue
TORRENSVILLE SA 5033

Mr Terry Buss
Chief Executive Officer
Submission: Underdale and
Torrensville Urban Renewal DPA
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033

Dear Mr Buss

RE: Submission – Underdale and Torrensville Urban Renewal DPA

On behalf of the Messinian Association of SA Inc., thank you for the opportunity to comment on the Underdale and Torrensville Urban Renewal Development Plan Amendment (DPA).

This submission is made to highlight concerns regarding the proposed policy changes, and have it noted that we do not support the amendment in its current form.

The Messinian Association of SA Inc. operates a non-residential club at 68-70 Stephens Avenue, Torrensville, and has done so since 1990. It is important to note that we hold a liquor licence to operate until 1am and are authorised to accommodate up to 350 persons.

At present, 68-70 Stephens Avenue, Torrensville is surrounded by non-residential land uses and is located within the Industry Zone, however it is located within the proposed Urban Renewal Zone and its Mixed Use Transition Policy Area 38.

The DPA, as detailed in the available documentation, actively seeks to introduce high volumes of residential development into an area which is characterised by its long-standing industrial developments. Beyond a residential capacity and its interface considerations, the DPA does not, in our view, sufficiently protect existing non-residential authorised land uses and their potential for reasonable expansion.

We provide the following comment for consideration:

- **Conflict Between Land Uses** – proposed Policy Area 38 PDCs 3, 5 and 7 seek the expansion, alteration and redevelopment of existing industrial activities to only occur where impacts are significantly reduced and are compatible with and not prejudicial to the orderly and economic development of existing or future residential developments.

The proposed policy emphasises the protection of future residential developments and associated land uses, and places existing businesses at risk.

Whilst the available documentation talks of a range of land uses, industrial and residential co-existing in the same area, the envisaged land uses referred to are primarily residential in nature and general industry excluded. We believe that this will create high levels of conflict between existing non-residential and future residential developments.

With respect to interface, proposed Policy Area 38 PDC 9 does not appear to provide the flexibility needed for existing non-residential developments, which are principally sited on side and/or rear boundaries, to reasonably expand as many have little capacity to adhere to the setback provisions of residential developments as sought by proposed Zone PDC 33 or to minimise impacts from noise, vibration, chemical over-spray, air quality, odour, dust, hours of operation and on-street parking in any way other than to limit their operational aspects.

Existing industrial developments are not compatible with residential developments with respect to noise, odour, air quality and transportation needs.

The proposed policy does not adequately protect existing non-residential developments and their potential to expand and offer employment opportunities in the area.

- **Contamination/Environmental Impacts** - The proposed policy talks of residential development only occurring where it can be demonstrated that the environmental impacts of nearby industrial land uses can be mitigated to a satisfactory level (PDC 6).

It is unclear if environmental impacts are to be mitigated within the proposed residential site or the nearby industrial land for which the environmental impact initiates. Further, does a residential development have the right to require an existing nearby industrial land use to mitigate low-level environmental impacts, for example, noise and air pollution?

We note that proposed Zone PDC 7 advises sensitive developments should not occur within an evaluation distance of an active licenced activity under the Environment Protection Act 1993, however, it appears that not all non-residential activities require a licence, thereby increasing the potential for conflict between residential and non-residential land uses.

- **On-street Parking** – the maintenance of on-street parking for existing and future developments (both residential and non-residential) is paramount as many of the existing non-residential land uses rely heavily upon on-street parking, we included.

The creation of new crossovers for residential developments with frontages as narrow as 5m leaves little available space for on-street parking to occur. Even if restricted to a single width crossover, this would result in a significant loss in the

amount of available on-street parking available for use by those working, residing in and visiting the area.

The imposition of restricted and permit parking is not a supported solution.

Further consideration of potential impacts associated with the loss of on-street parking is needed to ensure that policy changes do not reduce supply based on other modes of transport alone.

- **Traffic Volumes** – existing traffic volumes, heavy vehicle movements and general vehicle movements into and through local streets are not ideal in a residential area, and as a result, conflict between residential and non-residential land uses will be exacerbated.

Existing non-residential land uses are at risk if not able to gain access to and distribute goods in an effective and efficient manner. The use of alternative traffic modes, as suggested in the proposed policy, are not practical.

Restricting the reasonable expansion of existing non-residential land uses to mitigate impacts upon residential developments from traffic volumes is prejudicial to the orderly and economic of existing businesses and should not be supported.

In 1990 the Association carefully selected the purchase of its current premises, being a warehouse facility at the time, so as to ensure that its activities were not incompatible with the surrounding land uses. It has since developed the premises at great cost into a modern state of the art clubroom facility which is used extensively by the community. It was at pains to avoid being located within the proximity of a residential area so as to avoid the inevitable conflict in land uses.

The adoption of the DPA will create the very conflict in land uses that the Association was at pains in avoiding in purchasing and developing its clubrooms.

We suggest that consideration should have been given to the re-zoning of individual larger allotments for residential use as opposed to the entire zone.

Please be advised that a representative of the Messinian Association of South Australia Inc. will attend the Public Meeting on 5 September 2017 to speak in support of our submission.

Yours,

Matha Ioannides

Messinian Association of South Australia Inc.